



## PLANNING ANALYSIS

ZONING CASE 19-Z-017

SHOPS AT CR 279 PUD

### GENERAL INFORMATION

- Agent / Owner:** Shops at 279 LLC (Jake Scott)
- Current Zoning:** Interim SFR-1-B (Single-Family Rural)  
Interim SFS-2-B (Single-Family Suburban)
- Proposed Zoning:** PUD (Planned Unit Development) with the base zoning districts of  
GC-4-C (General Commercial)  
LO-2-A (Local Office)
- Size and Location:** The property is commonly known as 4170 CR 279 and includes approximately 10.0261 acres.
- Staff Contact:** Robin M. Griffin, AICP  
Planning Director

### ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	Interim SFS-2-B Interim SFR-1-B	Existing large lot residential
EAST	Interim SFS-2-B with Special Use Permit	Developed commercial
SOUTH	SFC-2-B SFC-2-A	Proposed Leander 61 neighborhood
WEST	Interim SFR-1-B	Undeveloped land zoned for residential use

<b>COMPOSITE ZONING ORDINANCE &amp; SMARTCODE INTENT STATEMENTS</b>
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**PUD – PLANNED UNIT DEVELOPMENT:**

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards that encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the continuation of a commercial development to serve the community. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

**USE COMPONENTS:****LO – LOCAL OFFICE:**

*Features:* Office, assisted living, day care. Hours of operation: 7:00 a.m. to 10:00 Sun.-Thurs., 7:00 a.m. to 11:00 p.m. Fri. and Sat.

*Intent:* Development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. Access should be provided by a collector or higher classification street. This component is intended to help provide for land use transitions from local or general commercial or from arterial streets to residential development.

**GC – GENERAL COMMERCIAL:**

*Features:* Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

*Intent:* Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

**TYPE 2:**

*Features:* Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 35% of units with an enclosed garage parking space.

*Intent:*

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.

- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

**TYPE 4 (non-residential only):**

*Features:* Accessory buildings up to 60% of primary building; drive-thru service; outdoor fueling and washing of vehicles; overhead service doors; maximum outdoor display; substantial outdoor storage; outdoor entertainment venues and animal boarding.

*Intent:*

- (1) The Type 4 site component is intended to be utilized in combination with GC, HC or HI components where appropriate for moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and accessory buildings and similar permitted uses.
- (2) This site component is intended only for industrial or heavy commercial uses and may be utilized only with GC, HC or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) Compliance with Type 1, 2 or 3 standards shall also be deemed as compliance with this component.

**TYPE A:**

*Features:* 5 or more architectural features.

*Intent:*

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

**TYPE C (non-residential only):**

*Features:* 3 or more architectural features.

*Intent:*

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.

**COMPREHENSIVE PLAN STATEMENTS:**

The following Comprehensive Plan statements may be relevant to this case:

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Position Leander as a destination for employers.

**FUTURE LAND USE CATEGORY**

▪ **MIXED USE CORRIDOR**

Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

Design Standards:

- Limited parking between corridors and buildings
- Consistent landscaping and lighting
- Pedestrian-friendly development
- Low, monument style signage
- Transit-ready

Compatible Zoning Use Components: LC\*,LO, TF, SFT, SFL, PUD

\*LC is only appropriate at intersections

▪ **COMMERCIAL CORRIDOR**

The purpose of the Commercial Corridor designation is to allow for additional commercial development along corridors already devoted to primarily commercial and office uses.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of medium-intensity uses including general businesses and services, offices, restaurants, retail, professional and medical services, light industrial, flex space, storage and even some limited residential uses.

Design Standards:

- Minimize driveways on corridor
- Connect parking lots
- Screen parking from view
- Architecturally integrated signage
- Sidewalks and street trees

Compatible Zoning Use Components: GC, LC, LO, PUD

## ANALYSIS:

The applicant has submitted a request a zoning change to allow for the continuation of a commercial project. This property was under development at the time of annexation. The City has issued a Continuation of Land Use Determination for this property to allow for the existing four buildings to continue operating as office/warehouse uses including a pool contractor company, electrician, plaster company, and excavation and utility company.

The Shops at CR 279 PUD includes the following base zoning districts:

- LO-2-A (Local Office)
- GC-4-C (General Commercial)

The LO use component is proposed adjacent to CR 279 to comply with the existing Mixed Use Corridor designation as well as to preserve the corridor. This use component allows for office and day care uses.

The GC use component is proposed to the west of the LO use component and provides for the development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. When paired with the Type 4 site component the following uses are permitted:

- Unlimited outdoor display
- Limited outdoor storage
- Drive-through service lanes
- Overhead commercial service doors
- Outdoor commercial fueling and washing of vehicles

The Type A architectural component requires a minimum of five architectural features while the Type C Architectural component requires three architectural features.

In addition to designating the zoning district, the PUD includes a list of prohibited uses associated with the GC portion of the proposal.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Shops at CR 279 PUD contingent on the approval of the Comprehensive Plan Amendment. The current land use category does not support the GC use component.