PLANNING ANALYSIS

COMPREHENSIVE PLAN AMENDMENT
19-CPA-005
PARKSIDE VILLAGE

GENERAL INFORMATION

Agent/Owner: Kimley-Horn and Associates (Josh Miksch) on behalf of Leander 30, LP (Barry Kendrick)

Current Land Use: Neighborhood Residential and Mixed Use Corridor

Proposed Land Use: Activity Center

Size and Location: The property is located west of 183A Toll, approximately 2,300 linear feet south of RM 2243, including approximately 7.124 acres.

Staff Contact: Karina Castillo
Planner

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.

ACTIVITY CENTER

- Activity Centers are the shopping destinations within the community. They provide a wide range of commercial uses including restaurants and a mixture of big box (i.e., Target, Best Buy) and junior retail anchors (i.e., Ulta, PetSmart). Activity Centers should also be developed along an internal network of streets. Parking requirements should maximize land efficiency while encouraging pedestrian-oriented design.

Size: Compared to Neighborhood and Community Centers, Activity Centers serve a larger population, typically have a service area radius of up to six miles, and include up to 400,000 square feet of commercial space.

Typical Uses: Region-serving commercial uses (big box retailers, restaurants, entertainment facilities and services); office; townhomes, apartments; institutional uses; civic uses, such as libraries or recreation facilities; parks and public spaces.

Targets: 45% Residential, 55% Non-residential
Compatible Zoning Use Components: GC, LC, LO, MF, TF, SFT, PUD
ANALYSIS:
The Future Land Use Plan was originally adopted by City Council in 2014 and was based upon the land use goals established in the 2009 Comprehensive Plan. In 2015, the City completed a five year update to the comprehensive plan which included a complete review and update to the Future Land Use Plan. As stated in the comprehensive plan, “The Leander Future Land Use Plan is a conceptual representation of the development pattern that leaders and citizens of Leander envision for the future”. The distribution of land use categories as reflected on the Future Land Use Plan implement the land use policy goals in the comprehensive plan.

The applicant is requesting to amend the Comprehensive Plan to change the Future Land Use Map designations on the subject property from Mixed Use Corridor and Neighborhood Residential to Activity Center land use category.

As described above, the locations of the Activity Center land use districts are based upon adjacent uses, access to transportation and utility infrastructure and the goals in the comprehensive plan of providing land use transitions and convenient access from neighborhoods to commercial services.

As an element of the Comprehensive Plan, the Future Land Use Plan may be amended following the process stipulated in the City Charter which states in part:

The council may by ordinance, adopted by not less than five votes after a public hearing, amend the comprehensive plan. Amendments to the comprehensive plan may be initiated by the council, the planning commission, or the city manager; provided that all amendments shall be reviewed, considered and recommended for adoption in the same manner as for the original adoption of the comprehensive plan.

A previous request for a Comprehensive Plan Amendment on this property (17-CPA-001) was presented to the Planning and Zoning Commission on March 23, 2017. The case was denied by the Commission and the applicant withdrew the application before the request was heard by the Council.

STAFF RECOMMENDATION:
The applicant is requesting to change the existing Mixed Use Corridor and Neighborhood Residential land use categories into Activity Center. The Comprehensive Plan states that centers shall be located near concentrations of existing or planned residential neighborhoods and in areas with access to major roadways and utilities. The purpose of the center is to activate streets, create places people want to be, and provide opportunities for safe walking and biking. This change may result in increased commercial encroachment into the area. The properties to the north, east, and south are currently designated as Mixed Use Corridor. The properties to the west and a portion to the south are currently designated as Neighborhood Residential.

The Council has selected a consulting firm to start the update to the Comprehensive Plan. This update will result in an evaluation of the existing plan, current land uses, and infrastructure. An updated future land use map will be part of the revisions to the Comprehensive Plan. If this Comprehensive Plan Amendment request is not approved, the subsequent Zone Change request for this property may not be approved.