


Planning Commission Staff Report

- Meeting Date:** May 13, 2019
- From:** Andrew Stanislav, Planner 
- Location:** A 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road
- Petition:** **P.Z. 11-2018 15750 Old Clarkson Rd (Kumara S. Vadivelu)**: A request for a zoning map amendment from the “NU” Non-Urban District to the “E-1/2AC” Estate Half Acre District for a 4.76 acre tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road (19S130015).

SUMMARY

Kumara S. Vadivelu of Azack Construction submitted a request in October 2018 for a zoning map amendment from “NU” Non-Urban District to an “R-2” Residence (15,000 square feet) District for a 4.76 tract of land located on the south side of Old Clarkson Road approximately 900 feet from its intersection with Baxter Road. The Petitioner has stated that they intend to develop the subject site into single-family dwellings.

A Public Hearing was held on November 14, 2018, and issues were raised by the public including but not limited to compatibility with development along the Old Clarkson Road corridor, tree preservation, landscaping, and stormwater/drainage.



Figure 1: Subject site aerial image

The Unified Development Code (UDC) requires petitions to return to the Planning Commission for consideration within six (6) months of the Public Hearing date before the petition becomes inactive.

Petition number P.Z. 11-2018 15750 Old Clarkson Road (Kumara S. Vadivelu) has been placed on this meeting's agenda in order to remain active and provide a status update to the Commission.

Since the Public Hearing, the Petitioner has been meeting with residents of the adjacent Old Clarkson Forest neighborhood in an attempt to address their concerns. The Petitioner has also been working on further engineering of the site and contacting external agencies for additional comments on the proposal separate from the City's Code.

On April 25, 2019, the Petitioner submitted a request to amend the original change of zoning petition (P.Z. 11-2018). This petition, formerly requesting a change to the "R-2" Residence District, has been amended to request a change of zoning from the existing "NU" Non-Urban District to the now proposed "E-1/2AC" Estate Half Acre District. On this same date, the Petitioner also submitted a separate change of zoning petition for the subject property from the "E-1/2AC" District to "PUD" Planned Unit Development (P.Z. 07-2019 15750 Old Clarkson Road) to be considered in conjunction with the amended petition. Overall, the Petitioner is seeking to establish a "PUD," which requires the subject site to be zoned out of the "NU" Non-Urban District to one of the City's active residential districts prior to seeking "PUD" approval.

A Public Hearing will be required for the additional change of zoning petition (P.Z. 07-2019) to take place at a future Planning Commission meeting. The request for a change of zoning to a planned district will require consideration of an Attachment A and Preliminary Development Plan for the proposed "PUD" by the Planning Commission at a future scheduled meeting.

REQUEST

No action is required by the Planning Commission at this time. Petition number P.Z. 11-2018 15750 Old Clarkson Road (Kumara S. Vadivelu) has been placed on this meeting's agenda in order to remain active and to provide a status update to the Planning Commission of progress since the Public Hearing.