DOCKET #: F1286

PROPOSED ZONING: LI

EXISTING ZONING: RS40

PETITIONER:
Paul J. Dezern and Ingrid Dezern

Location Map

SCALE: 1” represents 200’

STAFF: A. McGee

GMA: 5

ACRE(S): 0.70

MAP(S): 570858
DRAFT ZONING STAFF REPORT

DOCKET #   F-1286
STAFF:     Anthony McGee

Petitioner(s): Robert Paul J. Dezern and Ingrid Dezern
Ownership: Same

REQUEST

From: RS-40 (Residential Single Family, minimum lot size 40,000 square feet)
To: LI (Light Industrial District)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 0.7 acre

LOCATION

Street: East side of Pilot Ridge Drive, north of Shallowford Road and west of Conrad Road.
Jurisdiction: Forsyth County

SITE PLAN

Proposed Use: Light Industrial – General Use Zoning
Square Footage: N/A
Building Height: N/A
Parking: N/A
Bufferyard Requirements: Type II bufferyard (minimum 15’ width) required adjacent to RS-40 zoned property north, south, and east of site.
Vehicular Use Landscaping Standards Requirements: Required for all surface-parking areas.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: One story frame house.
Adjacent Uses:
   - North - Developed and vacant single-family property zoned RS-40.
   - South - Developed and vacant single-family property zoned RS-40.
   - East - Developed and vacant single-family property zoned RS-40.
   - West - Developed and vacant single-family property zoned RS-40.
GENERAL AREA

Character/Maintenance: Moderate to well-maintained single-family residential development north, south, and west and east of the property.
Development Pace: Slow.

PHYSICAL FEATURES

Topography: Site slopes to the east.
Vegetation/habitat: Mostly grass lawn and canopy trees.
Impact on Existing Features: Minor.

TRANSPORTATION

Direct Access to Site: Pilot Ridge Drive.
Street Classification: Pilot Ridge Drive - not classified; Shallowford Road (east of Lewisville-Vienna Road) - minor thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Shallowford Road west of Conrad Road - 2,500/11,000 (1997).
Planned Road Improvements: Scheduled for improvement
Sight Distance: Good.

HISTORY

There are no previous relevant zoning cases in this area.

CONFORMITY TO PLANS

GMP Area (Vision 2005): Area 4A: Short Range Growth.
Relevant Comprehensive Plan Recommendation(s): Separation and buffering of commercial, office, and industrial uses from residential areas.
Area Plan/Development Guide: There is no area plan for this area.
Relevant Municipality Comments: Town of Lewisville comments pending.

SPOT ZONE OPINION

The opinion of the County Attorney has been requested as to whether the proposed rezoning would constitute a spot zone, if approved. The opinion has not been received to date.

ANALYSIS

This petition is a rezoning request for 0.7 acre currently zoned RS-40 (Residential Single Family 40,000 sq. foot lot) to be rezoned LI (Light Industrial). The petition is submitted in response to a zoning violation notice due to parking of trucks used in a business on the site. The property does not have nonconforming use status.
The property contains one hundred and sixty (160) feet of frontage along the east side of Pilot Ridge Drive and is located seven hundred and fifty (750) feet north of Shallowford Road. This parcel is located within a larger area of residentially zoned (RS-40) properties. The nearest industrially zoned property is approximately two (2) miles away from this site. The nearest commercially zoned property is more than one (1) mile away.

Vision 2005 does not support the current petition for LI zoning. The comprehensive plan recommends separation and buffering of industrial and residential uses. The proposal would place an isolated industrial parcel squarely in the middle of a large, well maintained residential area.

The proposal is not compatible with adjacent uses and in staff’s opinion, will be detrimental to residential property values. The intense uses allowed under the LI zoning classification would have negative impacts on adjacent properties. Activities possible on the site, as well as automobile and truck traffic generated by industrial uses, would disrupt the residential character of the area.

A spot zone opinion has been requested from the county attorney; no response to date has been received.

FINDINGS:

1. This zoning proposal lies within a mile of the Town of Lewisville’s jurisdiction.
2. The LI request lies within a large area of residentially zoned properties.
3. In staff’s opinion, the proposed LI zoning could negatively impact properties in the vicinity of the subject site.
4. Staff concerns include the potential incompatibilities between possible uses permitted under industrial zoning and surrounding residential uses.

STAFF RECOMMENDATION

Zoning: DENIAL.