

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

TO: Paul Davis, City Planner II

FROM: Lisa S. Ransom, City Planner III

DATE: October 14, 2015

RE: Application for Rezoning to Conventional Zoning District Ordinance #2015-067
Woodland Acres Land Use and Zoning Study (Ordinance 2007-492-E)

Background

The Woodland Acres study area was settled in 1817 and was a part of a Spanish land grant. Nevertheless, the area remained largely unpopulated for many years. Primarily, the lands were used for lumber. The area included a mill that was built on the north side of the study area near Strawberry Hill. However, the area was platted in 1923 as Oakwood Villa Estates and the plat laid out a traditional grid pattern with narrow lots. The residential neighborhood developed slowly and the Woodland Acres Elementary School opened in 1956. The study area boundaries are generally described as south of the Arlington Expressway, west of Southside Boulevard, north of Atlantic Boulevard, and east of Arlington Road.

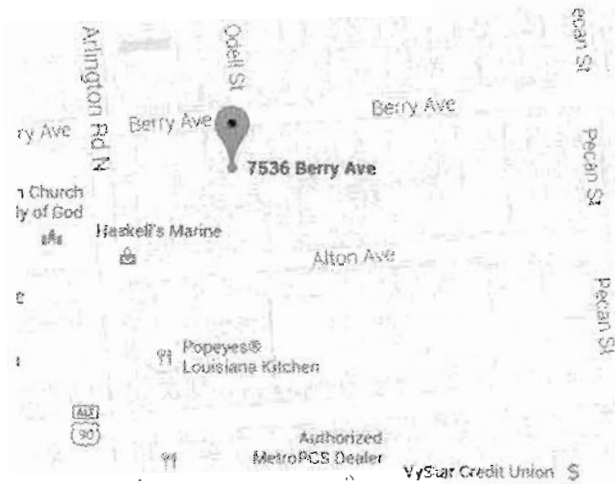
Study Area

MAP 1



Source: Planning and Development Department

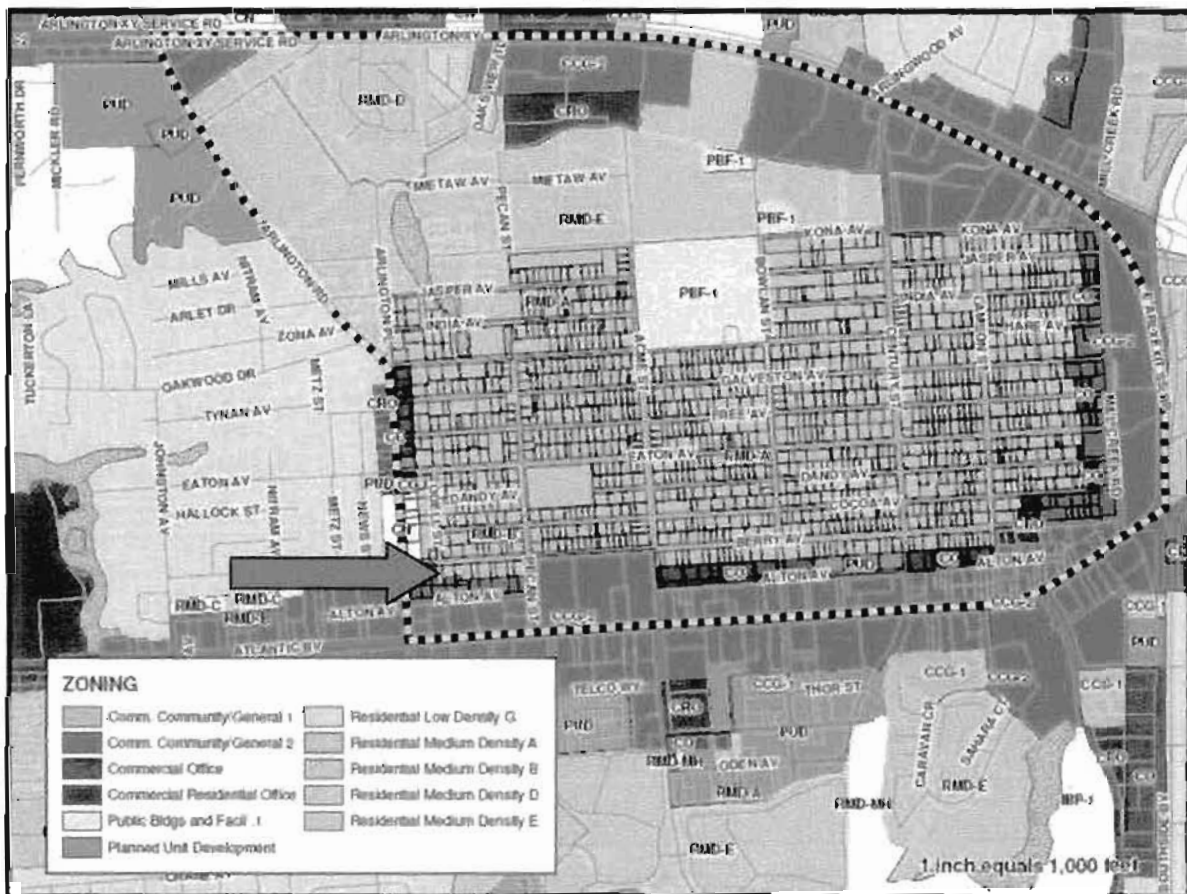
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7536 Berry Avenue/Google Maps



MAP 4 – Woodland Acres Zoning



Source: Planning and Development Department/Woodland Acres and Land Use Study



According to the Future Land Uses section of the study, “the Land Use, zoning designations in the area tend to be primarily residential with commercial at the edges”. This section further states that “ with the exception of 28 non-conforming residential developments and seven non-conforming commercial developments located along the western, southern and eastern boundaries of the residential core of the study area, existing land uses and zoning designations are consistent with the future land use categories as identified in the Comprehensive Plan. The few non-conforming developments, which are assumed to be grandfathered, occur along the perimeter where residential and commercial uses meet. **Given the overall size of the study area, this is a relatively small number of such uses and does not indicate a need for overall changes in land use or zoning designations** (pgs. 11-12)

TABLE 4 – Property Use for Woodland Acres Residential Core

PROPERTY USE	ACRES	PARCELS	% OF AREA
Single Family Residential	213.28	1,015	77.83
Multifamily Residential	13.88	34	5.07
Commercial/Retail Services	11.33	38	4.13
Warehouse/Manufacturing/Industrial	6.05	14	2.21
Institutional	8.84	10	3.23
Vacant	0.48	3	0.18
Public	20.16	109	7.36
Total	274.02	1,223	100.00

Source: Planning and Development Department, Property Appraiser

Furthermore, according to Table 4, the study area is 78% residential. One of the concerns for Woodland Acres was the pressure from commercial redevelopment adjacent to the existing residential community. “Without certain limitations, architectural guidelines, and sensitive building orientation, these possible uses could negatively impact adjacent residential properties (pg. 20). The proposed rezoning from RMD-A to CCG-2 is adjacent to single-family residential and could have a negative impact on the residential use.

Based on the aforementioned, the Neighborhood Planning Section finds that the proposed Application for Rezoning Ordinance 2015-0657 to rezone from Residential Medium Density-A (RMD-A) to Commercial Community General – 2 (CCG-2) is **inconsistent** with the Woodland Acres Land Use and Zoning Study.