

**PLANNING COMMISSION CASE REPORT****Case Number: 2015-054****PC Meeting Date: 04-13-15****Applicant Request****R-2 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone**

<b>Property Location:</b>	<b>2408, 2410 &amp; 2412 Chamberlain Avenue</b>
<b>Property Owner:</b>	<b>Tower Construction/Calvin Ball</b>
<b>Applicant:</b>	<b>Tower Construction/Calvin Ball</b>

**Project Description**

- Develop 0.4-acre site with five 800 square foot single-family homes on individual lots.
- Proposed density is approximately 12.5 dwelling units per acre.
- Lot widths are proposed to be 30 feet wide.
- Parking is to be at the rear accessed from an existing alley running east-west between Watkins Street and Bailey Avenue.

**Site Analysis****Site Description**

- The 0.4-acre vacant site is located on the northeast corner of the block bounded by Chamberlain Avenue on the north, Bailey Avenue on the east, and Watkins Street on the west.
- Access: Currently, access to the site is from Chamberlain Avenue.
- Development form: There are currently 3 lots of record on this site. Each lot is less than 7,500 square feet (approximately 4,500 to 6,700 square feet). The other lots on this section of Chamberlain Avenue are all 6,700 square feet. The single-family house sizes on both sides of this section of Chamberlain Avenue range from 1,200 square feet to 1,966 square feet.
- Land Uses: Most of the properties within the immediate vicinity of the site are used for single-family homes. The adjacent property on the west side of the site (parcel 146N-E-019) and one property across the street (parcel 146N-E-009) are duplexes.
- Density: Average residential density of the current 14 recorded lots on this section of Chamberlain Avenue is 6.4 dwelling units per acre (16 dwelling units divided by 2.49 acres). Adding an additional 5 homes increases the average area's density to 8.4 dwelling units per acre.

**Zoning History**

- The site is currently zoned R-2 Residential.
- All properties within this block are also zoned R-2 Residential.
- There are several properties to the north and east within 500 feet from the site that are zoned R-4 Special Zone.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- The current R-2 Residential Zone permits single-family homes with a minimum lot size of 7,500 square feet and duplexes with a minimum lot size of 9,500 square feet.
- If the lot is a "lot of record," a single-family home can be built on any size lot. A duplex can be built on a lot of record that is at least 7,500 square feet in the R-2 Residential Zone.
- Additionally, the Board of Zoning Appeals may approve a Special Permit to allow duplexes and multi-family dwellings on lots of record that are smaller than the required minimum.
- The Ridgedale Plan (adopted by City Council in 1998) recommends Mixed-Use Residential development for this specific property.

**Key Findings**

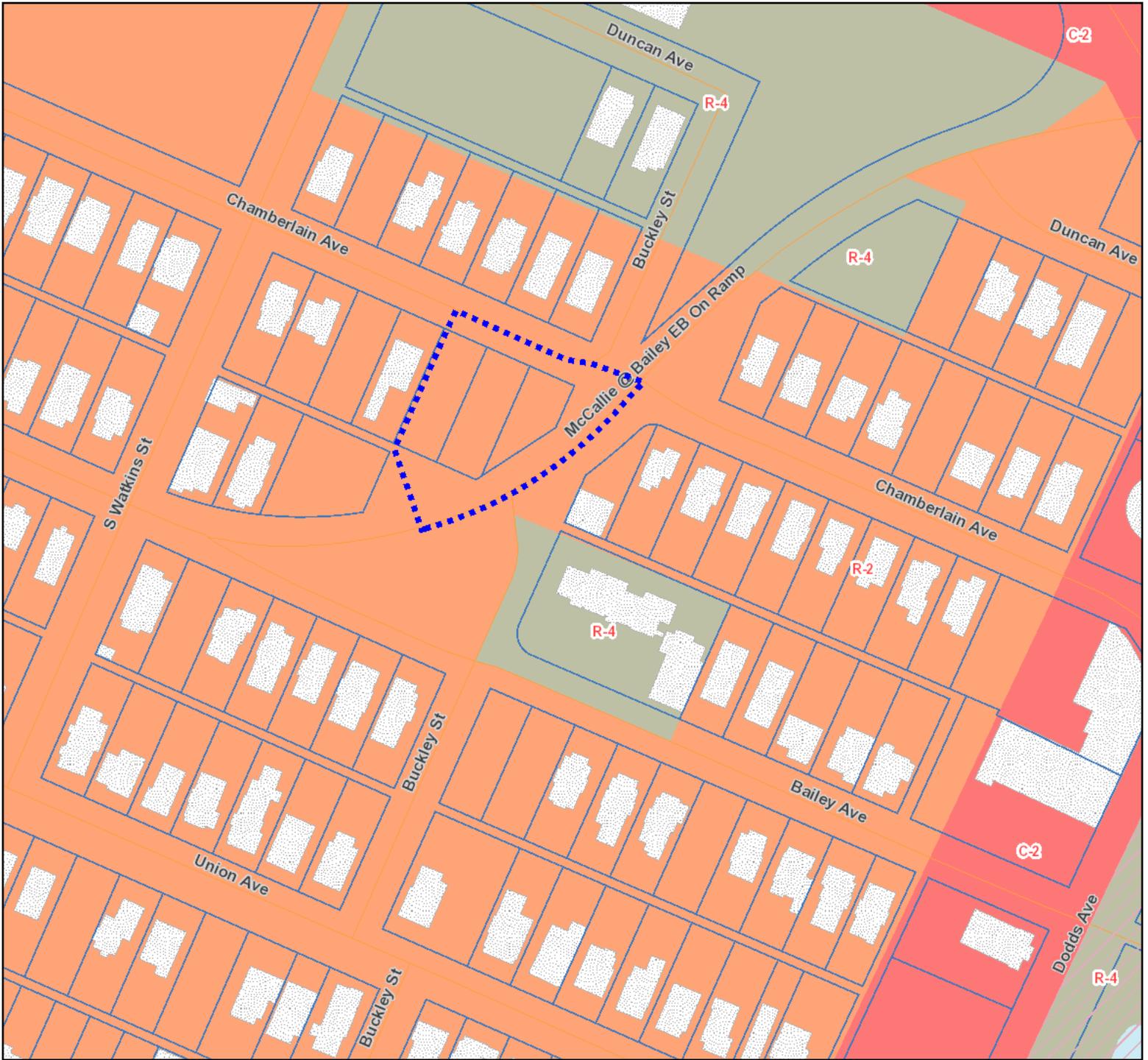
- The proposed development is supported by the general area recommendations of the adopted Land Use Plan, recommending infill single family detached development or mixed use development.
- The proposed use is consistent with surrounding uses.

## **PLANNING COMMISSION CASE REPORT**

- The proposal is consistent with the development form of the area.
- The proposed residential density is not consistent with the surrounding densities.
- The proposed structures do not raise concerns regarding location, lighting, or height.
- The proposed development would not be an extension of an existing zone.
- The proposed development would set a precedent for future requests.
- A total of 4 lots (rather than 5) would ensure adequate setbacks from Bailey Avenue and greater compatibility with the current density and lot pattern on the block.

### **Staff Recommendation**

Approve, subject to a maximum of 4 detached single-family residential units.



# 2015-054 Rezoning R-2 to R-T/Z



150 ft