

PLANNING COMMISSION CASE REPORT

Case Number: 2015-132

PC Meeting Date: 10-12-15

Applicant Request

Rezone from R-3 MD Moderate Density Zone to R-4 Special Zone

Property Location:	2831 Silverdale Road
Property Owner:	CBG Properties LLC/John Strawn
Applicant:	CBG Properties LLC/John Strawn

Project Description

- Proposal: Home for disabled and elderly.
- Proposed Access: Silverdale Road.
- Proposed Development Form: Use existing 1-story 4-unit apartment building.
- Proposed Density: 20 individuals.

Site Analysis

Site Description

- Location: The 2.8-acre site is located on the west side of Silverdale Road approximately 450 feet north of Lee Highway.
- Current Access: Silverdale Road.
- Current Development form: No development form established.
- Current Land Uses: The request site is currently a 4-unit (quad) residential dwelling. A single-family home is adjacent to the site on the north and south sides. Several duplexes and a single-family home are across the street to the east. The stream Friar Branch borders the site to the west.
- Current Density: Average residential density for the residential lots fronting Silverdale Road between Walker Road and Lee Highway is approximately 1.3 dwelling units per acre (including subject property).

Zoning History

- The site is currently zoned R-3MD Moderate Density Zone.
- The site was rezoned from R-1 Residential Zone to R-3MD Moderate Density Zone in 1987 (Ordinance #8779).
- The adjacent properties to the north, south, and west are zoned R-1 Residential. The properties to the east are zoned R-2 Residential.
- The nearest R-4 Special Zone (same as the request) is approximately 380 feet to the northeast at the corner of Silverdale Road and Walker Road.

Plans/Policies/Regulations

- The Shallowford Road-Lee Highway Land Use Plan (adopted by City Council in 2005) recommends Single Unit Residential.
- The R-3MD Moderate Density Zone permits single, two, three, and four unit dwellings each on individual lots.
- The R-4 Special Zone allows all residential types, office uses, and assisted living facilities with a special permit approved by the Board of Zoning Appeals.

Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area. However, the property is already zoned for multi-family (R-3MD).
- The proposed use (home for disabled/elderly) is comparable to the current multi-family use of the property.
- The proposal would not be an extension of an existing zone, however, there is R-4 zoning to the north along Silverdale Road.

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Staff Recommendation

Approval, subject to the following conditions:

1. Use of the existing building.
2. Proposed use only.