

PLANNING COMMISSION CASE REPORT

Case Number: 2015-107

PC Meeting Date: 09-14-15

Applicant Request

Rezone from R-2 Residential to R-3 Residential

Property Location:	6913, 6917, 6921 Greenway Drive
Property Owner:	Mike Oswald
Applicant:	Rocky Chambers

Project Description

- Proposal: Develop 0.8-acre site with three, 3-unit dwellings (triplexes).
- Proposed Access: Greenway Drive.
- Proposed Development Form: Site plan shows three buildings sharing one parking lot (17 spaces) with two curb cuts on Greenway Drive. Pre-application meeting notes indicate that the buildings will be 2 stories.
- Proposed Density: 11.25 dwelling units per acre (9 units on 0.8 acres).

Site Analysis

Site Description

- Location: The 0.8-acre site is located on the north side of Greenway Drive approximately 200 feet west of North Concord Road and adjacent to Interstate 75.
- Current Access: Greenway Drive
- Current Development form: There are five 1-story homes on this section of Greenway Drive.
- Current Land Uses: Duplexes are on adjacent properties to the rear and north of the site. Single-family homes are on adjacent properties to the east and across the street to the south. Also across the street from the site to the south is an access drive to a proposed 10-acre assisted living facility. Interstate 75 is located west and adjacent to the site.
- Current Density: The average residential density on this section of greenway Drive is approximately 2.4 dwelling units per acre (1 duplex and 5 single-family homes on 2.85 acres). The average density of the entire block between Greenway Drive and Northside Drive is approximately 5.3 dwelling units per acre (6 duplexes and 3 single-family homes on 2.81 acres).

Zoning History

- The site is currently zoned R-2 Residential.
- Immediately abutting properties to the north and east are zoned R-2 Residential.
- The nearest R-3 Residential zone (same as the request) is across Greenway Drive to the south. This 10-acre site was rezoned R-3 Residential in 2011 (Ordinance #12552).

Plans/Policies/Regulations

- The Hamilton Place Community Plan (adopted by City Council in 2001) recommends Low to Medium Density Residential uses for this area.
- The R-2 Residential Zone only permits single-family dwellings and two-family dwellings (duplexes).
- The R-3 Residential Zone as requested permits single-family dwellings, two-family dwellings (duplexes), and multi-family dwellings with three or more units. The minimum lot size is calculated by using 7,500 square feet for the first unit plus 2,000 square feet for each additional unit. For example, the minimum lot size for a single-family dwelling is 7,500 square feet. The minimum lot size for a duplex is 9,500 square feet. *The minimum lot size for a triplex is 11,500 square feet.* The minimum lot size for a quadplex is 13,500 square feet.
- The R-3 Residential Zone also *permits multiple structures on one lot* as long as the lot meets the minimum lot size. Therefore, this 0.8-acre site (34,848 square feet) could permit up to 14 dwelling units if parking could be accommodated.
- For comparison, the R-3MD Moderate Density Zone requires that each dwelling/structure must be

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on individual lots.

Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area due to its recommendation of low (up to 5 dwelling units per acre) to medium (up to 8 dwelling units per acre) residential.
- The proposed use can be compatible with surrounding uses as the proposed structures are similar in size to existing housing stock.
- The proposal is not consistent with the development form of the area although there are many duplexes within a block of the site.
- The proposed residential density is not compatible with the surrounding densities.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing R-3 zoning to the south zone.
- The proposal would continue a precedent for future expansion of the R-3 Residential Zone.

Staff Recommendation

Approve with the following conditions;

1. No more than 9 total dwelling units for the site.
2. Dumpster to be located no farther than 50 feet from the western property line.