

PLANNING COMMISSION CASE REPORT**Case Number: 2016-054****PC Meeting Date: 04-11-16****Applicant Request****Rezone from R-1 Residential Zone to R-2 Residential Zone**

Property Location:	402 & 406 Gillespie Road
Property Owner:	Chambliss Center for Children
Applicant:	Chambliss Center for Children

Project Description

- Proposal: Develop 0.53-acre site with 2 duplexes for housing for youth aging out of state custody, have no family and would still be under case management of the applicant.
- Proposed Access: Entrance on Gillespie Road.
- Proposed Development Form: 1-story buildings are proposed.
- Proposed Density: Approximately 7.54 dwelling units per acre.

Site Analysis**Site Description**

- Location: The vacant site is located on the north east corner of the Gillespie Road and Sunnyside Drive intersection.
- Current Access: Entrance on Gillespie Road.
- Current Development form: There is a mixture of single family detached dwellings, a large three story building set back from the road with parking located between the building and the street, and surface parking lots within a 300 foot radius of this site.
- Current Land Uses: The properties to the north are surface parking lots and single-family dwellings. The properties to the south and east are large lot single family dwellings. The property to the west is an institution for housing children.
- Current Density: The average residential density of the lots fronting along Gillespie Road and Sunnyside Drive within 300' is 2.8 dwelling units per acre based on 1 vacant lot, 1 duplex, and 9 single-family dwellings.

Zoning History

- The site and surrounding properties were zoned R-1 Residential in 1995 as part of the Brainerd Area Zoning Study (Ordinance #10331)
- There is no other R-2 Residential Zone (same as the request) within the neighborhood, though it appears there are several existing duplexes within 300 feet south of the site on Gillespie Road.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The R-2 Residential Zone permits single-family dwellings and two-family dwellings (duplexes). The minimum lot size for a single-family dwellings is 7,500 square feet (on sewers). The minimum lot size for duplexes is 9,500 square feet (on sewers).

Key Findings

- The proposed use is consistent with surrounding uses as there are other duplexes located along Gillespie Road.
- The proposal is compatible with the development form of the area based on the location of this site being next to a parking lot and across for a large residential institution for children and youth.
- 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 not be an extension of an existing zone.
- The proposal would set a precedent for future requests by allowing R-2 Residential Zone back into the area. However, an important factor in considering approval of this request is the immediate

PLANNING COMMISSION CASE REPORT

proximity of an institutional housing campus (Chambliss Center). Therefore approval of this request does not imply R-2 zoning is appropriate in any location in this neighborhood.

Staff Recommendation

Approve