

PLANNING COMMISSION CASE REPORT**Case Number: 2016-036****PC Meeting Date: 03-14-16****Applicant Request****Rezone from R-1 Residential Zone, R-2 Residential Zone, and UGC Urban General Commercial Zone to R-T/Z Residential Townhouse Zero Lot Line Zone**

Property Location:	1605 & 1691 W. 39 th Street, 109 Old Mountain Road, 1690 Silvels Lane
Property Owner:	ALC Holdings LLC
Applicant:	ALC Holdings LLC

Project Description

- Proposal: Develop 0.6-acre site with 6 single-family dwellings.
- Proposed Access: Main entrance on Pennsylvania Avenue and additional access from proposed alley.
- Proposed Development Form: 2-story single family dwellings fronting Pennsylvania Avenue and parked from rear alley.
- Proposed Density: Approximately 10 dwelling units per acre.

Site Analysis**Site Description**

- Location: The site is located on the east side of Pennsylvania Avenue between W. 39th Street and Silvels Lane.
- Current Access: From Pennsylvania Avenue and West 39th Street
- Current Development Form: There is a mixture of one and two-story single family dwellings, industrial buildings, commercial buildings, and vacant lots within a 300 foot radius of this site.
- Current Land Uses: To the south, west, and northwest are vacant lots and some residential dwellings. To the northeast are industrial uses. To the east are commercial uses and a vacant lot recently rezoned to allow mixed-use commercial and residential uses (Ordinance #12857).
- Current Density: Average residential density in the area is difficult to calculate due to the varying size of lots, allowable densities in different zones, and the varying vacancy of lots. There are lots of larger and smaller width than the proposed development within 300', but the majority of lots are 50' in width or greater.

Zoning History

- The site is currently zoned R-1 Residential Zone, R-2 Residential Zone, and UGC Urban General Commercial Zone.
- The site was originally part of a previous zoning case (Ordinance #12857) Which rezoned the property directly east to UGC Urban General Commercial Zone in 2014
- The properties to the south, west, and northwest are zoned R-1 Residential Zone. The property to the north east is zoned M-1 Manufacturing Zone. The properties to the east are zoned R-1 Residential Zone, UGC Urban General Commercial Zone, and C-2 Convenience Commercial Zone.
- The nearest R-T/Z Residential Townhouse Zero Lot Line Zone (same as the request) is well outside the neighborhood.

Plans/Policies/Regulations

- The 2001 St. Elmo Plan (adopted by City Council in 2001) recommends mixed-use residential development at this location. Mixed-use residential for this plan is described as, "low to moderate density residential. However, corner stores, offices, churches, and higher density residential uses may be appropriate in specific locations."
- The R-T/Z Townhouse Zero Lot Line Zone permits single family dwellings and attached townhouses. In the urban overlay a maximum density of 12 dwelling units per acre is allowed.

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Key Findings

- The proposal is supported by the recommendations of the 2001 St. Elmo Plan for the area based on the moderate density residential being proposed.
- The proposed use is compatible with surrounding uses.
- The proposal is not consistent with the development form of the area based on the mixed-use development to the south and low to medium density residential north of the site.
- The proposed residential density is higher than the surrounding single family density but lower than the multi-family density adjacent to the site. This proposal could provide a transition from high density to low density.
- The proposal would not be an extension of an existing zone.
- The proposal would set a precedent for future requests.
- Streetscape will be required per City Specifications at time of permitting, including a minimum of 10' between building face and curbing along each frontage.

Staff Recommendation

Approve.