

# PLANNING COMMISSION CASE REPORT

Case Number: 2016-149

PC Meeting Date: 10-10-16

## Applicant Request

**Rezone R-2 Residential Zone to C-2 Convenience Commercial Zone**

<b>Property Location:</b>	<b>6107 Hixson Pike</b>
<b>Property Owner:</b>	<b>Doug Battaglia</b>
<b>Applicant:</b>	<b>Asa Engineering/Allen Jones</b>

## Project Description

- Proposal: Develop 2.88-acre site with a 50,000 square foot self-storage facility.
- Proposed Access: Entrance on Hixson Pike.
- Proposed Development Form: Single-story facility with internal drive isles and a 25-foot undisturbed buffer.

## Site Analysis

### Site Description

- Location: The site is located on the northwest side of Hixson Pike approximately 1000' north of the Cassandra Smith Road and Hixson Pike intersection.
- Current Access: Entrance on Hixson Pike.
- Current Development form: The site is currently undeveloped and heavily vegetated. To the west, north, and east are single-family detached dwellings. To the south is a large institutional building set back from the road with a large parking field between the building and the street.
- Current Land Uses: To the west, north, and east are low-density residential uses. To the south is a religious institution.

### Zoning History

- The site is currently zoned R-2 Residential Zone.
- The properties to the west are zoned R-1 Residential Zone. The properties to the north are zoned R-2 Residential Zone and R-1 Residential Zone. The properties to the east are zoned R-1 Residential Zone. The properties to the south are zoned R-2 Residential Zone and R-4 Special Zone.
- The nearest C-2 Convenience Commercial Zone (same as the request) is approximately 450 feet to both the north and south along Hixson Pike.
- There has been no recent zoning activity on this site.

### Plans/Policies/Regulations

- The Hixson-North River Plan (adopted by City Council 2004) recommends medium-density residential for this site.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 4. Level 4 describes the development potential appropriate for medium-to-high intensity development based on access to infrastructure.
- The R-2 Residential Zone only permits single-family dwellings and two-family dwellings (duplexes). 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 C-2 Convenience Commercial Zone permits most commercial uses and would require a 20-foot wide landscape buffer where adjacent to a residential zone.

## Key Findings

- The proposal is not supported by the adopted Land Use Plan for the area.
- The proposal is not consistent with the development form of the area.

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- The proposed structure does not raise concerns regarding location, lighting, or height. Many other uses allowed by right in the C-2 Convenience Commercial Zone (restaurants, motels and hotels, gas and vehicle service stations) may 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 commercial requests along this portion of Hixson Pike.

### **Staff Recommendation**

Deny