

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-130****PC Meeting Date: 09-12-16****Applicant Request****Rezone R-1 Residential Zone to R-T/Z Residential Townhouse Zero-Lot Line Zone**

<b>Property Location:</b>	<b>1710, 1712, 1714, 1716, &amp; 1720 Joiner Road</b>
<b>Property Owner:</b>	<b>Linda Van Meter &amp; David Park</b>
<b>Applicant:</b>	<b>NR Properties/Ross Timoschuck</b>

**Project Description**

- Proposal: Develop 4.4-acre site with single-family small-lot subdivision.
- Proposed Access: Entrance on Joiner Road.
- Proposed Development Form: Small-lot single-family detached dwellings on single dead-end street.
- Proposed Density: Approximately 3.0 dwelling units per acre.

**Site Analysis****Site Description**

- Location: The site is located on the east side of Joiner Road approximately 400 feet north of the Joiner Road and Zeigler Road intersection.
- Current Access: Access is only available from Joiner Road.
- Current Development form: The site is surrounded by a mixture of small-lot and large-lot detached single-family dwellings.
- Current Land Uses: To the south and west are low-density residential uses. To the north and east are medium-density residential uses.
- Current Density: Average residential density (based on the 30 lots in 12.4 acres) in the area is 2.4 dwelling units per acre. The subdivision abutting the site to the north has a density of 5.9 dwelling units per acre.

**Zoning History**

- The site is currently zoned R-1 Residential Zone.
- The property to the north is zoned R-2 Residential Zone with conditions and a Planned Unit Development. The properties to the east are zoned R-1 Residential Zone with a Planned Unit Development. The properties to the west and south are zoned R-1 Residential Zone.
- There is no R-T/Z Residential Townhouse Zero Lot Line Zoned lots within the area.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- The Hamilton Place Community Plan (adopted by City Council in 2001) recommends Low-Density Single Family Residential for the area (page 41). Although the Plan does not specify, low density residential typically falls between 1 and 5 dwelling units per acre.
- 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 2. Level 2 describes the development potential appropriate for low-intensity development based on the limited infrastructure.
- The R-1 Residential Zone only permits single-family homes with a minimum lot size of 7,500 square feet if on sewers. If septic tanks are to be used, the minimum lot size is determined by the Hamilton County Water Quality Program. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.
- The R-T/Z Residential Townhouse Zero Lot Line Zone permits single-family homes, zero-lot line homes, and townhouses. A zero lot line house is one where one wall sits on a common property

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line. Outside the Urban Overlay Zone, there is a maximum density of 8 dwelling units per acre for the RTZ zone.

### Key Findings

- The proposal is supported by the Hamilton Place Community Land Use Plan which recommends low-density development single-family development.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is 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 not set a precedent for future requests.
- The acreage being requested for rezoning is too small to allow a Planned Unit Development.

### Staff Recommendation

Approve R-T/Z Residential Townhouse Zero Lot Line Zone subject to the residential density not to exceed five dwelling units-per-acre.