

PLANNING COMMISSION CASE REPORT**Case Number: 2015-138****PC Meeting Date: 11-09-15****Applicant Request****Rezone from R-5 Residential to R-1 Residential**

Property Location:	8407 & 8575 Petty Road
Property Owner:	Peter C. Cory & Miles D. Raborn
Applicant:	Peter C. Cory & Miles D. Raborn

Project Description

- Proposal: This is a 3.2-acre portion of a 6-acre site proposed to be developed for single-family homes as part of an associated Planned Unit Development (Case #2015-139).
- Proposed Access: Morris Hill Road.
- Proposed Development Form: 29 lots are proposed for 27 single-family homes for the overall 6-acre site. Two of the lots shown on the site plan are proposed for detention ponds. It is assumed that these two lots are also for the required open space.
- Proposed Density: 4.5 dwelling units per acre for the entire 6-acre site.

Site Analysis**Site Description**

- Location: This 3.2-acre rezoning site is located on the east side of Petty Road approximately 450 feet south of Igou Gap Road in East Brainerd.
- Current Access: Petty Road
- Current Development form: There is a mixture of residential lots surrounding this suburban site ranging from 7,500 square feet to 4.7 acres in size.
- Current Land Uses: Single-family homes and single-wide manufactured homes are located to the west and south of the site. Single-family homes are located to the north. Single-family homes and Morris Hill Baptist Church are located to the east.
- Current Density: The residential density of the Planned Unit Development under construction on Petty Road is 5.6 dwelling units per acre. The density of the newly constructed apartments adjacent to the south side of the site is 8 dwelling units per acre. The average residential density of the homes on the west side of Petty Road (with Petty Road addresses) across the street from the site is approximately 1.8 dwelling units per acre.

Zoning History

- The site is currently zoned R-5 Residential.
- The property to the north is zoned R-1 Residential. The property to the east is part of the total development project and is zoned R-1 Residential. The adjacent property to the south is zoned R-3MD Moderate Density. Other properties to the south west are zoned R-5 Residential.
- There most recent zoning activity near this site was for the adjacent R3MD property, approved by City Council in 2013 (Ordinance #12770) and the PUD across Petty Road to the south, also approved by City Council in 2013 (Resolution #27662).

Plans/Policies/Regulations

- The East Brainerd Corridor Community Land Use Plan (adopted by City Council in 2003) recommends Low Density Residential for this area.
- The R-5 Residential Zone permits single-family homes, duplexes, and single-wide manufactured homes.

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Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area based upon R-1 Residential Zones being a low density residential zone.
- 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 proposal would be an extension of an existing zone.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve