

Owner: Ervin Freeman
Applicant: Kenny Whitfield, Perry's Pennies LLC
Location: 1917 Wilson Road/10120 West 20th Street
Area: 0.32 Acre (2 lots)
Request: Rezone from R-2 to R-4
Purpose: To construct two (2) duplex structures
Existing Use: Two (2) single family residences

SURROUNDING LAND USE AND ZONING

North – Single family residences and vacant lots; zoned R-2

South – Single family residences and duplex structures (across West 20th Street); zoned R-2 and R-4

East – Three (3) lots recently rezoned to R-4 for construction of duplex structures.

West – Single family residences (across Wilson Road); zoned R-2

A. PUBLIC WORKS COMMENTS:

1. Wilson Road is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
2. 20th Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
3. A 20 foot radial dedication of right-of-way is required at the intersection of Wilson Road and 20th Street.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Bus Route #3 (Baptist Medical Center Route) runs along Kanis Road to the north.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the John Barrow, Twin Lakes "A" and Twin Lakes "B" Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in I-430 Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density is for single-family homes at densities no greater than six dwelling units per acre. The applicant has applied for a rezoning from R-2 (Single Family district) to R-4 (Two family district) to allow the development of duplexes.

Master Street Plan: West 20th, and Wilson Road are both shown as Local Streets on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Ervin Freeman, owner of the 0.32 acre property located at 1917 Wilson Road/10120 West 20th Street, is requesting to rezone the property from "R-2" Single Family District to "R-4" Two-Family District. The property is located at the northeast corner of West 20th Street and Wilson Road. The rezoning is proposed to allow the construction of two (2) duplex structures.

The property is comprised of two (2) platted lots; Lots 1 and 2, Block 11, Hick's Interurban Subdivision. A one-story single family residence occupies each lot. Both of the lots have the same ownership.

The property is located in an area of mixed R-2 and R-4 zoning. R-4 zoned lots are located immediately to the south, across West 20th Street. Additional R-4 zoned lots are located further south, southeast and southwest. Single family residences are located to the west across Wilson Road. Three (3) lots which were recently zoned R-4 are located immediately to the east. Additional single family residences, vacant lots and a church are located to the north. Several older manufactured/mobile homes are located within this subdivision.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). The requested R-4 zoning does not require an amendment to the plan.

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. The property is comprised of two (2) platted single family lots. Two (2) duplex structures will only be minor increase in the original platted density. New duplex structures have been recently developed within this neighborhood. Staff recently conducted a survey of this neighborhood, between West 16th Street and West 24th Street, and Aldersgate Road to Junior Deputy Road. The survey counted the total number of residential lots within this area, and how many of the total residential lots are zoned R-4. Staff found that there are 368 total residential lots within this area, and that 36 are zoned R-4. This represents R-4 zoning on a total of 9.78 percent of the overall residential lots within this neighborhood. The two (2) lots proposed for R-4 zoning would raise this 10.3 percent. Staff feels that this represents a very minimal percentage of the overall residential area. Staff believes the applicant's plan to construct two (2) new duplexes will be a quality, in-fill type, development for this general area south of West 18th Street. Staff believes rezoning this property to R-4 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

PLANNING COMMISSION ACTION:

(JANUARY 25, 2018)

The applicant was present. There were no objectors present. Staff presented the application with a recommendation of approval.

The application was placed on the Consent Agenda for approval as recommended by staff. The vote was 10 ayes, 0 nays and 1 absent. The application was approved.