

Owner: KMR Properties LLC
Applicant: Kenneth D. Roberts
Location: 18609 Colonel Glenn Road
Area: 0.63 Acre
Request: Rezone from R-2 and C-3 to R-2
Purpose: To allow construction of one (1) single family residence.
Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Single family residences and a church; zoned R-2

South – Undeveloped property; zoned R-2

East – Single family residences and undeveloped property; zoned R-2 and C-3

West – Single family residences and undeveloped property; zoned R-2

A. PUBLIC WORKS COMMENTS:

1. Colonel Glenn Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Citizens of West Pulaski County Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located West Fourche Planning District. The Land Use Plan shows Residential Low (RL) for this property. The Residential Low Density is for single-family homes at densities no greater than six units per acre. The applicant has applied for rezoning from C-3 (General Commercial District) and R-2 (Single Family District) to allow a private residence as an allowable use.

Master Street Plan: North of the property is Colonel Glenn Road and it is shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Colonel Glenn Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Kenneth D. Roberts, owner of the 0.63 acre property located at 18609 Colonel Glenn Road, is requesting to rezone the property from "R-2" Single Family District and "C-3" General Commercial District to "R-2" Single Family District. The property is located on the south side of Colonel Glenn Road, west of Marsh Road. The north two-thirds of the property is zoned C-3, with the south portion being zoned R-2. The applicant is requesting that the entire property be zoned R-2 to allow the construction of one (1) single family residence.

The property is currently undeveloped and partially wooded. The property is located in an area which includes primarily larger tracts, some containing single family residences and some being undeveloped. Existing C-3 zoning is located to the east, between the subject property and Marsh Road.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). The requested R-2 zoning does not require an amendment to the plan.

Staff is supportive of the requested R-2 rezoning. Staff views the request as reasonable. The property is located in an area where large acreage tracts exist. The proposed R-2 zoning would allow one (1) single family residence on this tract. The applicant's plan to construct a single-family residence on the site should prove to be compatible with the surrounding large tract ownerships and residential uses. Staff believes the rezoning of this property to R-2 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-2 rezoning.

PLANNING COMMISSION ACTION:

(FEBRUARY 14, 2019)

The applicants were present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.