

Owner: Perry's Pennies, LLC
Applicant: Kenny Whitfield, Perry's Pennies LLC
Location: 2107/2111 Perry Street
Area: 0.31 Acre
Request: Rezone from R-2 to R-4
Purpose: To construct two (2) duplex structures.
Existing Use: Vacant lots

SURROUNDING LAND USE AND ZONING

North – Vacant lots, a duplex and single family residences; zoned R-2 and R-4

South – Single family residences (including manufactured homes) and vacant lots; zoned R-2, R-4 and R-7A

East – Single family residences and duplex structures; zoned R-2 and R-4

West – Single family residence and vacant lots (across Perry Street); zoned R-2

A. PUBLIC WORKS COMMENTS:

1. Perry 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.

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 the I-430 Planning District. The Land Use Plan shows Residential Low (RL) for this property. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to R-4 (Two Family District) for a construction of duplexes on both lot 9 and lot 10.

Master Street Plan:

East side of the property is Perry Street and it is a Local Street on the Master Street Plan. The primary function of a Local Street 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. This street 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:

Perry's Pennies, LLC, owner of the .31 acre property located at 2107/2111 Perry Street, is requesting to rezone the property from "R-2" Single Family District to "R-4" Two-Family District. The property is located on the east side of Perry Street north of West 24th Street. The rezoning is proposed to allow the construction of two (2) duplex structures on the site.

The property is comprised of two (2) platted lots. The lots are currently undeveloped and partly wooded. There is a gravel driveway from Perry Street. The property has a slight slope downward from north to south, basically following the elevation of Perry Street.

Vacant lots, a new duplex structure and single family homes are located north of the subject property. Single family residences are located to the south and west, across Perry Street. New duplex structures and single family residences are located to the east, along the west side of Wilson Road.

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 a 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 23 are zoned R-4. This represents R-4 zoning on a total of 6.25 percent of the overall residential lots within this neighborhood. The two (2) lots proposed for R-4 zoning would raise this ratio to 6.79 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:

(JUNE 2, 2016)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval. There was no further discussion. The item was placed on the consent agenda and approved. The vote was 10 ayes, 0 noes and 1 absent.