

Owner: Nichols and Dimes, LLC
Applicant: Kenny Whitfield
Location: 2119 Perry Street
Area: 0.16 Acre
Request: Rezone from R-2 to R-4
Purpose: To construct one (1) duplex
Existing Use: Vacant lot

SURROUNDING LAND USE AND ZONING

North – Single family residences; zoned R-2

South – Vacant lots and single family residences; zoned R-2

East – Vacant lots and single family residences; zoned R-2

West – Single family residences (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.
2. The maximum driveway width for a residential use is 20 ft.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA 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 and Twin Lakes “B” Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the I-430 Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. 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 Residential) to R-4 (Two-Family District) to allow for the future development of two-residential units on one lot.

Master Street Plan:

Perry Street is shown as Local Streets 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:

Nichols and Dimes, LLC, owner of the 0.16 acre property located at 2119 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, south of West 22nd Street. The rezoning is proposed to allow the construction of one (1) duplex structure on the site.

The property is comprised of one (1) platted lot. The property is vacant and partially tree covered. The property slopes upward slightly from west to east.

Single family residences are located north and west of the subject property. Vacant lots, zoned R-2, are located immediately to the south and east. Single family residences are located further south and east, with duplexes (zoned R-4) to the southeast and northeast. A number of vacant lots exist in this general area. Several older mobile/manufactured homes are also located in this neighborhood.

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 lot is comprised of one (1) platted single family lot. One (1) duplex structure will only be a minor increase in the original platted density. New duplex structures have been recently developed within this neighborhood, at the northeast corner of Wilson Road and West 22nd Street, south along the west side of Wilson Road, and along West 20th Street (at Nichols and Jr. Deputy Roads). Staff believes the applicant's plan to construct one (1) new duplex 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:

(MAY 21, 2015)

The applicant was 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 9 ayes, 0 noes and 2 absent.