

Owner: Nichols and Dimes, LLC
Applicant: Kenny Whitfield
Location: 2004 Junior Deputy Road
Area: 0.155 Acre
Request: Rezone from R-2 to R-4
Purpose: To construct one (1) duplex structure
Existing Use: Single family residential

SURROUNDING LAND USE AND ZONING

North – Two (2) new duplex structures (under construction) and single family residences; zoned R-4 and R-2

South – Single family residences (including manufactured homes); zoned R-2

East – Undeveloped property (across Junior Deputy Road) ; zoned OS and MF-12

West – Undeveloped lots, single family residences and duplexes; zoned R-2 and R-4

A. PUBLIC WORKS COMMENTS:

1. Junior Deputy Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 25 feet from centerline will be required.
2. At the time of construction, the proposed driveway cannot exceed 20 ft. wide.

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. The Residential Low Density (RL) category provides for single family homes at densities no 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) to allow for development of a duplex on the site.

Master Street Plan:

Junior Deputy Road 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:

Nichols and Dimes, LLC, owner of the 0.155 acre property located at 2004 Junior Deputy Road, is requesting to rezone the property from "R-2" Single Family District to "R-4" Two-Family District. The property is located on the west side of Junior Deputy Road, south of West 20th 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. An old mobile home structure is located near the center of the property. There is a gravel driveway from Junior Deputy Road, with a gravel parking area on the west side of the mobile home.

Single family residences, including mobile/manufactured homes, are located south of the subject property. Two (2) new duplex structures are located immediately to the north, with single family residences further north. Vacant lots, single family homes and duplexes are located to the west. Undeveloped property, zoned OS and MF-12, is located across Junior Deputy Road to the east.

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:

(AUGUST 13, 2015)

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 9 ayes, 0 noes and 2 absent.