

Owner: Ervin Freeman
Applicant: Kenny Whitfield, Perry's Pennies, LLC
Location: 10108 West 20th Street
Area: 0.465 Acre (3 lots)
Request: Rezone from R-2 to R-4
Purpose: To construct three (3) duplex structures
Existing Use: Single family residence on three (3) lots

SURROUNDING LAND USE AND ZONING

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

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

East – Single family residences (across Nichols Road); zoned R-2

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

A. PUBLIC WORKS COMMENTS:

1. Nichols 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. A 20 foot radial dedication of right-of-way is required at the intersection of Nichols Road and West 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 Residential Low (RL) for this property. The Residential Low Density 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 rezoning from R-2 (Single Family District) to R-4 (Two-Family District) of three lots.

Master Street Plan: West 20th Street and Nichols 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 0.465 acre property located at 10108 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 northwest corner of West 20th Street and Nichols Road. The rezoning is proposed to allow the construction of three (3) duplex structures.

The property is comprised of three (3) platted lots; Lot 22-24, Block 11, Hick's Interurban Subdivision. A one-story single family residence occupies a portion of the property, with the remainder of the property being yard space for the residence. All three (3) 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 to the west. Single family residences are located to the east across Nichols Road. Single family residences and vacant lots are located to the west. 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 three (3) platted single family lots. Three (3) 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 33 are zoned R-4. This represents R-4 zoning on a total of 8.96 percent of the overall residential lots within this neighborhood. The three (3) lots proposed for R-4 zoning would raise this ratio 9.51 percent. Staff feels that this represents a very minimal percentage of the overall residential area. Staff believes the applicant's plan to construct three (3) 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:

(SEPTEMBER 14, 2017)

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 9 ayes, 0 nays and 2 absent. The application was approved.