

Owner: Nichols and Dimes, LLC
Applicant: Kenny Whitfield
Location: 1806 Wilson Road
Area: 0.16 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 – Single family residences (zoned R-2), PD-R zoned property and church (zoned R-2)

South – Single family residences; zoned R-2

East – Vacant lots and single family residences (across Wilson Road); zoned R-2

West – Single family residences and duplexes; zoned R-2

A. PUBLIC WORKS COMMENTS:

1. Wilson 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.

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 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 allows for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also 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 the development of a duplex on the site.

Master Street Plan:

Wilson 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 0.16 acre property located at 1806 Wilson 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 Wilson Road, south of West 18th 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 one-story frame structure is located near the center of the property. There is a gravel driveway from Wilson Road, with a gravel parking area on the east side of the home.

Single family residences are located on the R-2 zoned property west and south of the subject property. Duplex structures are located further south along West 20th Street and Wilson Road. Vacant lots and single family residences are located on the R-2 zoned property across Wilson Road to the east. A PD-R development, church and additional single family residences are located to the north.

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:

(SEPTEMBER 24, 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.