

Owner: Mary Gisele Sullivan
Applicant: Kenny Whitfield, Perry's Pennies, LLC
Location: 2011/2015 Wilson Road
Area: 0.32 Acre
Request: Rezone from R-2 to R-4
Purpose: To construct two (2) duplex structures
Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Undeveloped lots and single family residences; zoned R-4 and R-2

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

East – Single family residences; zoned R-2

West – Undeveloped lots and single family residences (across Wilson Road);
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.
2. The maximum driveway width for residential use is 20 ft.

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 shows RL (Residential Low Density). 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 a rezoning from R-2 (Single Family District) to R-4 (Two Family District) to allow building two duplexes.

Master Street Plan: To the west of the property is Wilson Road and it is shown as 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:

Mary Gisele Sullivan, owner of the .32 acre property located at 2011/2015 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 east side of Wilson Road south of West 20th 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. The property has a slight slope upward from west to east and south to north, basically following the elevation of Perry Street.

Single family residences are located north and east of the subject property, with two (2) duplex structures (zoned R-4) immediately to the northeast. Vacant lots, single family residences and duplex structures are located to the south. Undeveloped lots and single family residences are located across Wilson Road to the west. The two (2) lots immediately north of the subject property were recently rezoned to R-4.

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 29 are zoned R-4. This represents R-4 zoning on a total of 7.88 percent of the overall residential lots within this neighborhood. The two (2) lots proposed for R-4 zoning would raise this ratio to 8.42 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:

(JANUARY 5, 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 Consent Agenda was approved by a vote of 9 ayes, 0 nays, 1 absent and 1 open position. The application was approved.