

**ZONING AMENDMENT
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: June 19, 2003

<u>NAME</u>	Jane Conkin
<u>DEVELOPMENT NAME</u>	The Townhomes of Batre Lane Subdivision
<u>LOCATION</u>	West side of Batre Lane, extending from the North side of Old Shell Road to the South side of Gaillard Street
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>PROPOSED ZONING</u>	R-3, Multi-Family Residential
<u>AREA OF PROPERTY</u>	1 Lot / .9± Acres
<u>CONTEMPLATED USE</u>	Three, two-unit townhomes on one lot, with shared parking and access It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards
<u>REMARKS</u>	The applicant is requesting rezoning from R-1, Single-Family Residential to R-3, Multi-Family Residential to construct three, two-unit townhomes; Planned Unit Development approval for three buildings on a single-building site and Subdivision approval to consolidate four lots into one lot.

The site is illustrated as residential on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

As illustrated on Vicinity Map there is no R-3 zoning in the immediate area and at less than one acre, the site falls well below the minimum recommended guideline of four acres for the creation of a free-standing R-3 district. As such, the rezoning of this site could be considered spot zoning.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

As illustrated on the site plan, the six units and guest parking would access Gaillard Street. Gaillard Street is a minor residential street with substandard improvements—the pavement is only 16-feet wide, less than the standard driveway width for two-way traffic in a parking lot. Gaillard Street also serves as the only access for six existing homes to the West, and the approval of six dwelling units on this site would essentially double traffic on the substandard street.

The applicant is also requesting a reduced front setback of 15-feet. Although reduced front setback requests are frequently granted, the reduced setback is typically within a homogenous development, not on a single block within an existing neighborhood.

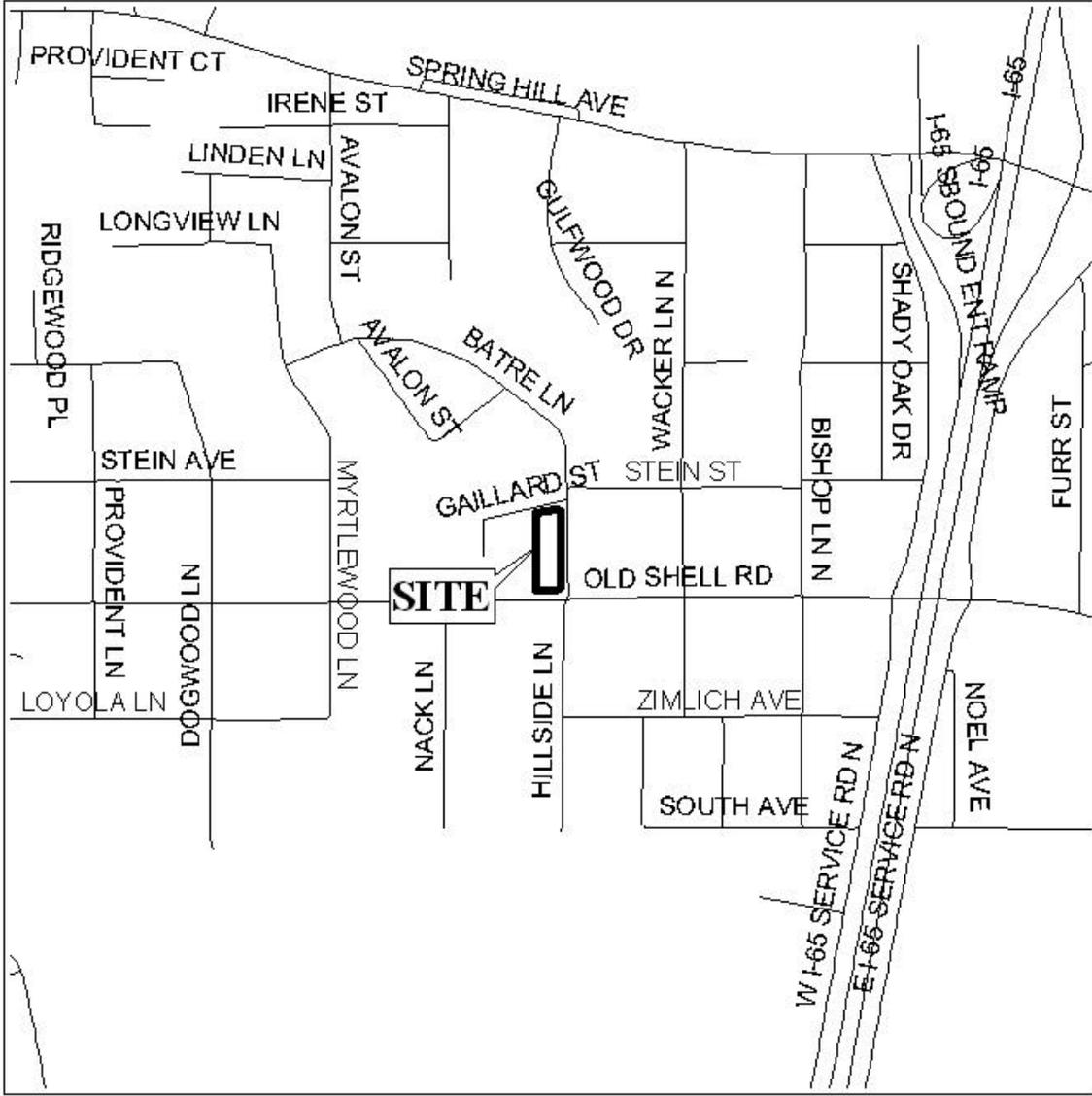
Regarding the Subdivision request, as the topography of the site makes a curb cut to Batre Lane difficult, and as the site previously accessed Gaillard Street, the site should be restricted to one curb cut to Gaillard Street

RECOMMENDATION **Rezoning:** Based upon the preceding, this application is recommended for denial.

Planned Unit Development: Based upon the preceding, this application is recommended for denial

Subdivision: Based upon the preceding, this application is recommended for approval subject to the following condition: 1) that the site be limited to one curb cut to Gaillard Street.

LOCATOR MAP



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APPLICANT Jane Conkin
REQUEST Rezoning, PUD and Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential dwellings.

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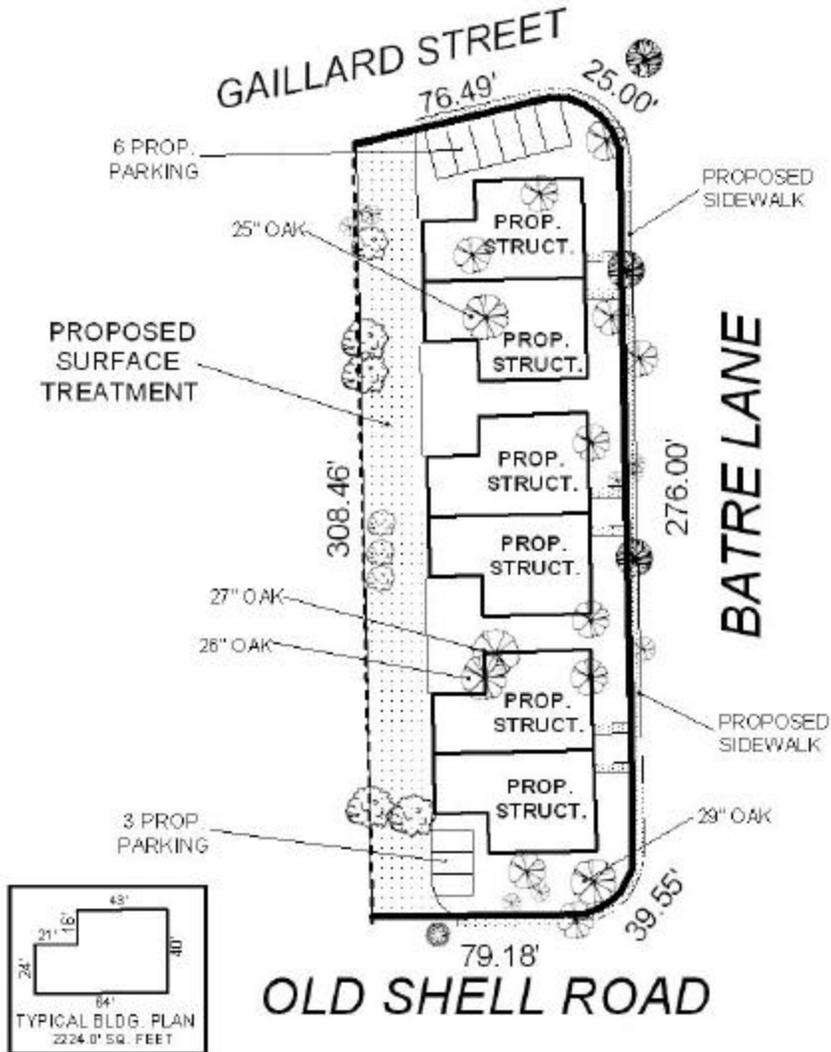
REQUEST Rezoning, PUD and Subdivision

LEGEND



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SITE PLAN



The site is located on the West side of Batre Lane, extending from the North side of Old Shell Road to the South side of Gaillard Street. The plan illustrates the proposed structures and paving. Existing trees larger than 24" diameter are also shown.

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