



Zoning Committee Recommendation

Rezoning Petition 2017-131

December 5, 2017

REQUEST

Current Zoning: R-3 (single family residential)

LOCATION

Proposed Zoning: UR-2(CD) (urban residential, conditional)
Approximately 0.70 acres located on the west side of Sharon Road, north of Hazleton Drive.

PETITIONER

Council District 6 - Bokhari
Saussy Burbank, LLC

ZONING COMMITTEE

The Zoning Committee vote 6-0 to recommend APPROVAL of this petition.

ACTION

Motion/Second: Majeed / Sullivan

VOTE

Yea: Fryday, Ham, Majeed, McMillan, Sullivan, and Watkins

Nays: None

Absent: McClung, Nelson, and Spencer

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Staff noted the all the outstanding issues had been addressed. Staff pointed out that the agenda reflected the change to how the building height is to be measured was made. However, the petitioner needed to increase the maximum allowed height to accommodate the change. The petitioner committed to a maximum height of 47 feet as measured by the ordinance.

A commissioner noted that on-street parking was eliminated from the driveway to the corner; combined with lack of visitor parking, this does create a difficult situation for the neighborhood.

There was no further discussion of this petition.

**ZONING COMMITTEE
STATEMENT OF
CONSISTENCY**

The Zoning Committee voted 6-0 (motion by Sullivan Seconded by McMillan) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *South District Plan*, and the density is supported by the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use and references the *General Development Policies* location criteria for areas of higher density; and
- The *General Development Policies* support a density of up to

twelve units per acre.

Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The site is located at the intersection of Sharon Road and Hazelton Drive. Sharon Road is a major route through the SouthPark area and Hazelton Drive connects the Laurelwood neighborhood to Sharon Road; and
- The site is in the Wedge area, as identified by the *Centers, Corridors, Wedges Growth Framework*. Wedges are typically considered for residential development and neighborhood preservation. However, the site abuts the SouthPark activity center, which is recommended for higher intensity uses, developed in an urban walkable form. Therefore, the site is positioned to serve as a transition from the activity center to the lower density single family residential; and
- The site location and the proposed townhome development serve as a transition from the single family neighborhood to the south and west to the more intense uses and development form to the north and east through the following:
 - Proposes a single family attached residential product at 11.11 units per acre between single family detached homes in the neighborhood at three units per acre and urban development including a hotel, commercial uses, and multi-family residential in the Activity Center; and
 - Limits the maximum building height to 47 feet as measured by the ordinance. The abutting single family residential zoning limits maximum base height to 40 feet, although the existing homes in the neighborhood are one and two stories and the hotel to the north is 70 feet in height; and
 - The proposed site design provides a transition in the setback along Hazelton Drive, and provides a 20-foot rear yard abutting the single family home west of the site. The site plan indicates the possible location of the tree save area along the western edge of the site.
 - The proposed site design promotes walkability by providing individual unit access to the pedestrian facilities along Sharon Road and functional doors for end units along Hazelton Drive. The plan commits to the construction of sidewalk along the site frontage of Hazelton Drive and construction of a ten-foot multi-use path along Sharon Road.

Planner

John Kinley (707) 336-8311