

Owner: Nichols & Dimes, LLC
Applicant: Kenny Whitfield, Nichols and Dimes, LLC
Location: 2216 Perry Street
Area: 0.32 Acres
Request: Rezone from R-2 to R-4
Purpose: To construct two (2) duplex structures
Existing Use: Single family residence

SURROUNDING LAND USE AND ZONING

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

South – Good Shepherd Retirement Community (across West 24th Street); zoned MF-18

East – Vacant lots and single family homes, including mobile/manufactured homes; zoned R-2 and R-7A

West – Vacant lots; zoned R-2

A. PUBLIC WORKS COMMENTS:

1. A 20 foot radial dedication of right-of-way is required at the intersection of Perry Street and West 24th Street.
2. Perry Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
3. West 24th Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
4. Show the proposed driveway location and width. The driveway should not exceed 26 ft. wide.

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:

This request is located in the I-430 Planning District at the Northwest Corner of Perry and 24th Street. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density is for single-family homes at densities no greater than six dwelling units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to R-4 (Two-Family District).

Master Street Plan:

The south side of the property is West 24th Street, East side of the property is Perry Street and they are both shown as Local Streets 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. 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:

Nichols and Dimes, LLC, owner of the 0.32 acre property located at 2216 Perry 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 Perry Street and West 24th 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. An old one-story frame single family structure is located within the north portion of the property. There is a gravel driveway from Perry Street, with a gravel parking pad on the south side of the residence.

Single family residences and vacant lots are located north of the subject property. Vacant lots and single family structures, including mobile/manufactured homes are located to the east, across Perry Street. The Good Shepherd Retirement Community is located on the MF-18 zoned property across West 24th Street to the south. Vacant lots are located to the west, with the Camp Aldersgate development further west across Aldersgate Road.

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, 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 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 28, 2016)

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 7 ayes, 0 noes and 4 absent.