

Owner: Capitol View Holdings, LLC
Applicant: Jarrod Woodley
Location: 317 S. Park Street
Area: 0.16 Acre
Request: Rezone from R-3 to R-5
Purpose: Future development
Existing Use: Single family residence

SURROUNDING LAND USE AND ZONING

North – Single family residences and vacant lots; zoned R-3

South – Undeveloped lots; zoned R-5

East – Single family residences and vacant lots; zoned R-3

West – Single family residences and vacant lots (across S. Park Street); zoned R-3

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA bus route. Routes #1 (Pulaski Heights Route) and #8 (Rodney Parham Route) runs along West 3rd Street/West Markham Street to the north.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Capitol View-Stiff Station Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the I-630 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 six 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 six units per acre. The applicant has applied for a rezoning from R-3 (Single Family District) to R-5 (Urban Residence District) to allow future redevelopment on the site. Since this is one residentially platted lot no change is proposed at this time to the Land Use Plan. If the reclassification is approved Staff will review the vicinity during the next Land Use review for this area to determine if there is a need to increase the residential density in this vicinity.

Master Street Plan:

Park Street 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. 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:

Capitol View Holdings, LLC, owner of the 0.16 acre property located at 317 S. Park Street, is requesting to rezone the property from "R-3" Single Family District to "R-5" Urban Residence District. The property is located on the east side of S. Park Street at West 3rd Street. The rezoning is proposed to allow future development of the site. This property owner also owns the two (2) R-5 zoned lots immediately to the south.

The property is comprised of one (1) platted 50 foot by 140 foot single family lot. A one-story frame single family residence exists within the west portion of the lot. A one-car wide driveway is located at the southwest corner of the lot.

The general area contains a mixture of residential uses and zoning. Single family residences and vacant lots are located north, east and west of the property. Several of the homes in this immediate area are vacant and boarded up. Undeveloped R-5 zoned lots are located south of the property, along the north and south sides of West 4th Street. Several duplex and multifamily uses

(zoned R-4, R-5 and R-6) are located within this neighborhood to the north and west.

The City's Future Land Use Plan designates this property as Residential Low Density. A Land Use Plan amendment will not be required at this time, as the proposed rezoning is comprised of only one (1) small platted lot.

Staff is supportive of the requested R-5 rezoning. Staff views the request as reasonable. As noted previously, this immediate area is comprised of several vacant lots and boarded up houses. Staff believes that combining this lot with the two (2) R-5 zoned lots to the south will represent a needed in-fill type development for this residential area east of Barton Street. This general area contains a mixture of residential uses and zoning density. The requested R-5 zoning will not be out of character with the existing zoning pattern for this area. Staff believes rezoning this property to R-5 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-5 rezoning.

PLANNING COMMISSION ACTION:

(DECEMBER 4, 2014)

Jarrod Woodley was present, representing the application. There were five (5) persons present with opposition/concerns. Staff presented the item with a recommendation of approval.

Jarrod Woodley addressed the Commission in support of the application. He reserved comment until after the opposition.

Larissa Barry addressed the Commission in opposition. She expressed concerns with traffic in the area using Barton Street as access.

Robert Walker also spoke in opposition. He expressed concerns with traffic and the size of the existing roadway.

Nancy Sheehan also spoke in opposition. She noted that the applicant supported the idea of having a park in the area. She expressed concerns with traffic and the existing street system. She also noted concern with there being small apartments in the area.

Charles Lipsey also spoke in opposition. He noted concern with the existing street conditions around the subject property. He expressed concern that approval of this rezoning would cause more multifamily development in the area.

Jane McKinney addressed the Commission with concerns. She expressed concern with the number of units which could be allowed. She noted concern with drainage in the area and stated that drainage and infrastructure improvements were needed for this area.

Mr. Woodley explained that there were many homeless persons in this area. He explained that he wanted to improve the area and wished to complete a new multifamily development. He noted that his development would not adversely impact property values. He noted that his intent was to create a pedestrian friendly area.

Chairman Fountain asked about rent for future multifamily units planned by Mr. Woodley. Mr. Woodley explained that the rent would be \$400 to \$425 per month for a small efficiency size apartment. Chairman Fountain asked about flood issues. Mr. Woodley noted that the property was not in the floodway. Chairman Fountain asked about street widening. Mike Hood of Public Works explained that 2016 would be the start of the next three-year improvement project package, and that specific areas could be submitted for consideration.

There was a brief discussion about the site plan requirements. There was additional discussion related to the development process and roadway construction. Commissioner Berry commented on the project and noted support of the rezoning.

There was a motion to approve the rezoning application. The motion passed by a vote of 6 ayes, 2 nays and 3 absent. The application was approved.