

Owner: National Property Holdings, LLC
Applicant: Michael Love
Location: Northeast corner of West 20th Street
and Aldersgate Road
Area: 0.96 Acre
Request: Rezone from R-2 to R-4 (with condition)
Purpose: To construct one (1) duplex structure on each lot.
Existing Use: One (1) single family residence and vacant lots

SURROUNDING LAND USE AND ZONING

North – Single family residences, vacant lots and mixed office uses;
zoned R-2, O-2, O-3 and POD

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

East – Single family residences and duplexes; zoned R-2 and R-4

West – Office development; zoned PD-O and POD

A. PUBLIC WORKS COMMENTS:

1. Aldersgate Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.
2. A 20 feet radial dedication of right-of-way is required at the intersection of Aldersgate Road and 20th Street.
3. West 20th 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. For informational purposes, per Sec. 31-201e(2), residential lots shall take access from streets other than collector streets within the subdivision.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #3 (Baptist Medical Center Route) runs along West 12th Street 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 Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in I-430 Planning District. Residential Low Density (RL) for this property. This category provides for single family homes at densities not to exceed 6 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 6 units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to R-4 (Two-Family Residential District) to allow for future development of two-family structures for the equivalent of a city block. There is an accompanying Land Use Plan Amendment on this agenda to change the Use to Residential Medium Density (RM).

Master Street Plan: To the west of the property is Aldersgate Road; it is shown as a Collector on the Master Street Plan. To the south of the property is 20th Street, it is a Local Street. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. The primary function of Local Streets 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:

National Property Holdings LLC, owner of the 0.96 acre property located at the northeast corner of Aldersgate Road and West 20th Street, is requesting to rezone the property from "R-2" Single Family District to "R-4" Two-Family District. The property is comprised of six (6) platted lots, Lots 1 thru 6, Block 9, Hick's Interurban Addition. The applicant is requesting R-4 zoning in order to construct one (1) duplex structure on each lot. The applicant is proposing the following condition for the requested R-4 zoning:

- There will be no direct vehicular access from Aldersgate Road to any of the six (6) lots. All vehicular access will be from West 20th Street via the platted alley right-of-way along the east property line.

A single family residence is located on the southernmost lot, with the other five (5) lots being undeveloped. A platted alley right-of-way (not constructed) is located along the rear (east) property line of the lots. A mixture of single family residences and duplexes are located within the residential subdivision to the east and south. Office uses are located to the west across Aldersgate Road, with Camp Aldersgate to the southwest. A mixture of office and clinic-type uses is located to the north.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. The applicant has filed a land use plan amendment applicant to change to designation of this property to "RM" Residential Medium Density. The proposed land use plan amendment is a separate item on this agenda.

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. The property is located in an area of mixed R-2 and R-4 zoning within the residential portion of this overall area southeast of the Kanis Road/ I-430 intersection. Mixed office and clinical-type uses are located to the west and north. The requested R-4 zoning will be compatible with the neighborhood and will represent a continuation of the zoning pattern within this overall area. The applicant is proposing a condition that there be no direct access to any of the six (6) platted lots from Aldersgate Road, a collector street. All access will be from West 20th Street via an alley right-of-way along the east property line of the lots. Staff believes the rezoning of 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, subject to the following condition as offered by the applicant:

- There will be no direct vehicular access from Aldersgate Road to any of the six (6) lots. All vehicular access will be from West 20th Street via the platted alley right-of-way along the east property line.

PLANNING COMMISSION ACTION:

(OCTOBER 24, 2019)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda for approval, including all staff comments and conditions. The vote was 10 ayes, 0 noes and 1 absent.