

Zoning Docket from August 27, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-36	Mark G. McCrary for Jim S. Kimbell 525 West Parker Road 0136000900101 OD to R-7.5	23	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 18, 2014 were:</p> <p><u>Speakers For:</u> Applicant spoke in favor. Would like to build home on property.</p> <p><u>Speakers Against</u></p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is a 0.41 acre parcel, with approximately 255 feet of total road frontage.</p> <p>The subject parcel is currently zoned O-D (Office Development); this application is requesting to rezone the parcel to R-7.5 (Single-Family Residential). The R-7.5 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.</p> <p>The applicant is requesting single family residential classification to build a house.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-36

APPLICANT: Mark G. McCrary for Jim S. Kimbell

PROPERTY LOCATION: 525 West Parker Road

PIN/TMS#(s): 0136000900101

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: R-7.5, Single-Family Residential

ACREAGE: 0.41

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The subject parcel was zoned R-7.5 when the former jurisdiction of City View was dissolved in 1996. The parcel was rezoned OD as docket CZ-2002-18.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA	Right of way for West Parker Road, then Single family residential
East	R-7.5	Right of way for YMCA Street, then single family residential
South	R-7.5	Vacant
West	R-7.5	Single Family Residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

IMAGINE GREENVILLE: Residential Land Use 3

ROADS: West Parker Road: Four lane State-maintained minor arterial
YMCA Street: Two lane State-maintained minor arterial

TRAFFIC IMPACT:

Traffic generated from the site would be expected to increase. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Smythe Street in 2012, approximately 1,400 feet northeast of the subject site. The station counted 4,600 average daily traffic trips, which represented a 4% increase from the previous year and a 15% increase over the previous five (5) years.

SUMMARY:

The subject property is a 0.41 acre parcel, with approximately 255 feet of total road frontage.

The subject parcel is currently zoned O-D (Office Development); this application is requesting to rezone the parcel to R-7.5 (Single-Family Residential). The R-7.5 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

The applicant is requesting single family residential classification to build a house.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties, and is well suited for single family use at the R-7.5 density. Therefore, based on these reasons, staff recommends approval of the application to rezone from the O-D district to the R-7.5 district. The Planning Commission recommended approval.

