

Zoning Docket from June 24, 2015 GCPC Meeting

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|------------------------|---|-----------------|-------------------|------------------|---------------------|--|
| CZ-2015-36 | Magdi K. Kelada 1614 Anderson Road 0226000202000 R-M20, Multifamily Residential to C-3, Commercial | 23 | Denial | Denial | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on June 15, 2015 were:</p> <p><u>Speakers For:</u> Applicant – Magdi Kelada, and translator</p> <ul style="list-style-type: none"> • Wants to use the property for auto sales and service, expanding existing business to the south. • Businesses already exist along Anderson Road. • The current business on the adjacent property has not caused any problems for the neighbors. <p><u>Speakers Against:</u></p> <p>1) Winston Mollinax (VP, Judson Neighborhood Association)</p> <ul style="list-style-type: none"> • The Judson Community wants to maintain neighborhood character. • Additional commercial would further degrade the neighborhood. | | | | | <p>Petition/Letter For: None</p> <p>Against: 1</p> |
| Staff Report | <p>The subject property is 0.1 acres with an existing residence on the property. Approximately 44 feet of frontage exists along Anderson Road. The property is located within the Judson Community. The current use of the site is mainly residential; however, a significant number of cars are parked on the site and into the adjacent parcel to the west, which is not part of this rezoning request.</p> | | | | | |

Planning Report

DOCKET NUMBER: CZ-2015-36

APPLICANT: Magdi K. Kelada

PROPERTY LOCATION: 1614 Anderson Road

PIN/TMS#(s): 0226000202000

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.1

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was zoned in 1973 as part of Area 4A. A request to rezone the property to the south to C-3 was approved on May 22, 2013, CZ-2013-07.

EXISTING LAND USE: Single-Family Residence

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|---------------------------------|
| North | R-M20 | vacant |
| East | S-1 | vacant, tractor trailer storage |
| South | C-3 | used auto sales |
| West | R-M20 | single-family residence |

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

FUTURE LAND USE: The subject property is designated within the Judson Community Plan for residential uses.

ROADS: Anderson Road – Minor Arterial

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2011 | 2012 |
|---------------------------|------------------|-------|-----------------|----------------|
| Anderson Road | 2,700' N | 9,800 | 8,200 (-16%) | 8,300 (+1%) |

SUMMARY:

The subject property is 0.1 acres with an existing residence on the property. Approximately 44 feet of frontage exists along Anderson Road. The property is located within the Judson Community. The current use of the site is mainly residential; however, a significant number of cars are parked on the site and into the adjacent parcel to the west, which is not part of this rezoning request.

The subject property is currently zoned R-M20, Multi-Family Residential. This residential district, among other multifamily categories, is established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

The requested rezoning is C-3, Commercial. The intent of the C-3 district is established to provide commercial establishments for the convenience of local residents.

The applicant does not state a proposed use.

CONCLUSION:

It is staff's opinion that this requested rezoning would have significant negative impact on this section of Anderson Road and the surrounding neighborhood. The majority of Judson neighborhood properties are zoned R-M20, Multifamily Residential, and are occupied by single-family or two-family (duplex) residential uses. The proposed rezoning request to C-3, Commercial, expands a use (used car sales) that is neither consistent with the Judson Community Plan nor compatible with the surrounding residential land uses.

The Judson Community Plan calls for the area to maintain the residential character and uses and identify opportunities to improve and create attractive community gateways, including Anderson Road, as a way to stabilize and support home ownership, reinvestment and revitalization of the neighborhood.

Based on these reasons, staff recommends denial of the application to rezone the subject site from R-7.5, Single-Family Residential, to R-M20, Multifamily Residential. The Planning Commission recommended denial.



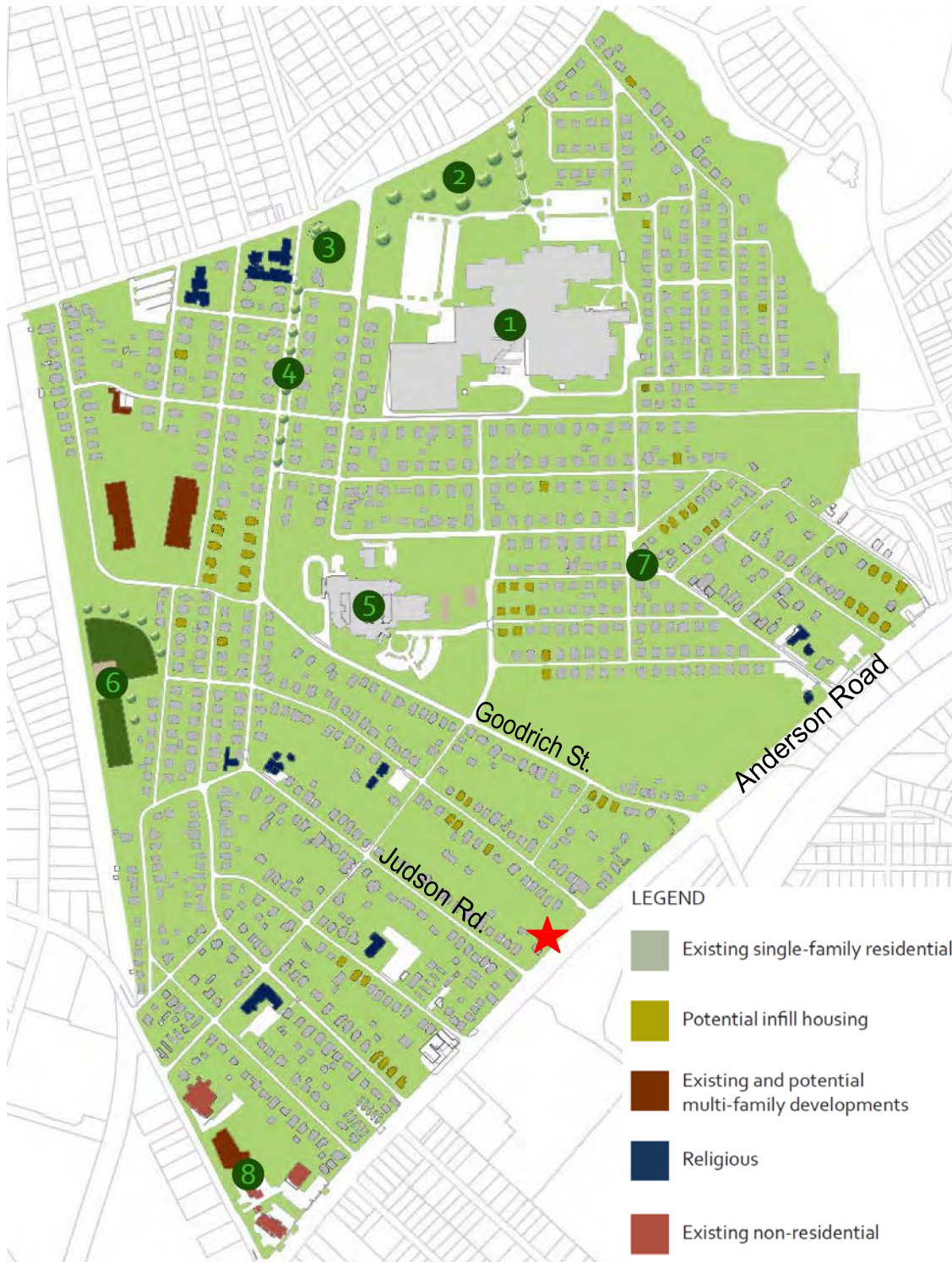
Aerial photography, 2014





Zoning Map





Future Land Use Map, Judson Community Area Plan, with the site highlighted as a red star.