

**Zoning Docket from September 17, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-59	Peter Cooper for WR Hale, III Trust Taylor Street, Martin Row and Averill Street 0112001200600, 0112001201400, 0112001206700 and 0112001206800 R-M20, Multifamily Residential to FRD, Flexible Review District	23	Approval	Approval 9-26-18	Approval 10-1-18	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 17, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Co-owner lives on street where proposing new development</li> <li>• Proposing to put 10 homes on 0.89 acres</li> <li>• Each home will have their own parking/garages</li> <li>• Infill housing project</li> <li>• All homes will be single-family detached</li> <li>• \$150,000 to \$200,000 cost range per home</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> Applicant: 7/10/18, 7/18/18 &amp; 7/30/18</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>Taylor Street, Martin Row, and Averill Street have right-of way widths that vary from twenty to thirty feet. There are no Long Range Transportation projects shown for any of these roads. In the <u>Stirling Neighborhood Master Plan</u> Future Land Use map, these parcels are shown as Residential Land Use 3 which calls for a density of 6 or more units per acre. Some of the lots in this neighborhood are as small as 3,330 sq. ft., which equates to 13 dwelling units per acre. Most lots in this area average between 5,000 to 6,000 square feet, which equates to 8.7 to 7.2 dwelling units per acre. This development has both public water and sewer.</p> <p><b>SUMMARY:</b></p> <p><b>Project Information:</b> The subject parcels (4 separate) zoned R-M20, Multifamily Residential, are 0.98 acres of property located on either side of Taylor Street, at Martin Row, and Averill Street, approximately 0.8 miles south of the intersection of Easley Bridge Road and Pendleton Street. The parcels have approximately 160 feet of frontage along Taylor Street, 180 of frontage along Martin Row, and 153 feet along Averill Street. Seven of the proposed homes will access Taylor Street from either side with the other three homes accessing Averill Street. One parcel is on the north side of Taylor Street and has three proposed lots within that parcel. The other three parcels are located south of Taylor Street with seven homes proposed on those lots. One parcel is on the north side of Taylor Street and has three proposed lots within that parcel. The other three parcels are located south of Taylor Street with seven homes proposed on those lots.</p> <p>The applicant is proposing 10 single-family detached homes. The proposed detached homes will have a maximum of 2,100 square feet each. Each home will have 3 bedrooms with 2 ½ baths. The design of the homes will be similar in plan but with variations in exterior materials, including vertical and horizontal siding, wall shingles, stucco, and stone in locations. Each home will have a garage as well as</p>					

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parking in front of the homes for two vehicles. No sidewalks are proposed for the development.

**Transportation:** The applicant is proposing to remove all existing private driveways. Proposed new access into the private garages will be via private driveways from Taylor Street and Averill Street.

**Landscaping and Lighting:** Each home is being proposed with a grass front lawn with small shrubbery and one tree per lot. The front building setback will be at least 20 feet to allow for grass, landscaping, and driveway parking. No lighting or signage is being proposed for the development.

**CONCLUSION:**

The applicant is proposing 10 homes on approximately 0.98 acres with a density of 10 units per acre. The current zoning would allow for 20 units per acre. The project will demolish 9 buildings on the parcels which are older mill homes in disrepair. Staff is of the opinion the requested rezoning to FRD, Flexible Review District, for a Single-Family Subdivision is consistent with the existing redevelopment in this area, and the vision described in the Sterling Neighborhood Master Plan.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District.