



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☒ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☐ All

Agenda Date	<i>March 28, 2023</i>
Requested Action	CONSIDER ON FIRST READING ORDINANCE NO. 2023-12; AMENDING THE UDC, CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, REZONING A TOTAL OF 16.6 ACRES, LOCATED AT 116 OLD SAN ANTONIO ROAD (KAD NOS. 14784 AND 14785) FROM RE-HC, ESTATE RESIDENTIAL HERITAGE CORRIDOR OVERLAY DISTRICT TO R4-U-HC, URBAN MULTI-FAMILY RESIDENTIAL HERITAGE CORRIDOR OVERLAY DISTRICT.
Contact Person	Laura Haning, Planning Director
Background Information	<p>Background:</p> <p>The property located at 116 Old San Antonio Road is currently zoned RE, Estate Residential, and is used as a single-family lot. The property is also partially located in the Heritage Corridor Overlay District. The applicant has requested zoning for a multi-family development on the site. They have requested a rezoning of R4-U, Urban Multi-family Residential District. This use requires approval of a Special Use Permit (SUP) for multi-family development with more than 18 units per acre.</p> <p>The current Residential Estate (RE) zoning is intended for single-family detached for lot sizes one-half acre and larger with a maximum impervious cover of 40%.</p> <p>The property is also in the Heritage Corridor Overlay District. The Heritage Corridor Overlay District is intended to preserve people's connection with the natural environment, protecting the city's natural landscape, particularly through tree preservation and landscape enhancements. Developments facing Old San Antonio shall be grade responsive. Parking areas shall not be located within the setbacks, and the parking shall be screened from the right-of-way. The screening requirements can be achieved with any combination of live landscape, wrought iron fence, split rail, or masonry wall.</p> <p>The Future Land Use Plan identifies this area as Auto-Oriented Commercial. The Auto-Oriented Commercial category is intended for areas that will be developed to support local and regional</p>

	<p>nonresidential businesses that rely on higher traffic volumes. These areas typically comprise nonresidential uses of varying lot sizes and intensities.</p> <p>Old San Antonio Road is classified as Minor Arterial in the current Thoroughfare Plan, and as such does not allow for residential driveways to be added. Multi-family driveways are also not allowed, but the Director of Engineering and Mobility may grant access when the existing lot configuration doesn't offer any other access option.</p> <p>The appropriate primary uses determined by the Land Use Plan for this area may include assembly uses, automobile sales and services, brew pubs and night clubs, convenience stores, day /adult care, hotels and motels, offices (including medical), parks and recreation, personal care homes, retail sales and services, restaurants, safety services, and schools. Appropriate secondary uses include local utility services, government facilities, recreation and entertainment facilities, recreational vehicle parks, shopping centers, and transportation uses. Auto-Oriented Commercial development should be located and take access from an arterial roadway, designed to handle larger traffic volumes.</p> <p>The applicant wishes to change the zoning for an R4-U, Urban Multi-Family Residential District. A multi-family development in the Heritage Corridor Overlay district requires a Special Use Permit even if the use is allowed in the base zoning. The maximum allowed impervious cover in an R4-U is 85%, but the Heritage Corridor Overlay District restricts the impervious surface to no more than 70%.</p> <p>The request is for 300 market-rate residential units to be distributed in 11 buildings. The 16.6 acres will also accommodate the 440 parking spaces, clubhouse, pool, dog park, and other amenities. A drainageway protection zone bisects the property, and no construction is allowed in the DPZ other than limited driveways that cross the DPZ.</p> <p>Based on the minimum parking requirements from the City's regulation, multi-family dwelling units with one or two bedrooms require 1.5 parking spaces for each, and units with three or more bedrooms require two parking spaces. The development comprises 18 dwellings with three bedrooms and 282 dwellings with 1 and 2 bedrooms, which would require 459 parking spaces. The 440 spaces provided are considered a variance from the regulation and need to be approved by the special use permit.</p> <p>Based on the information provided by the applicant, the three buildings closest to Old San Antonio Road (buildings 01, 02, and the clubhouse)</p>
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	<p>will be two stories in height, as the Heritage Corridor Overlay District requires. The remaining nine residential buildings will be three stories.</p> <p>A subcommittee was formed by Chairman Bannwolf and a number of meetings have been held. The BOND meeting held on June 21 was held online, and no neighbors were present.</p> <p>The Planning and Zoning Commission recommended denial of the rezoning by a vote of 7-0 and therefore took no action on the Special Use Permit. If Council votes in favor of the rezoning, then you may take action on the Special Use Permit. If Council denies the zoning, then no action needs to be taken on the Special Use Permit.</p> <p>Because the Planning and Zoning Commission denied the request, an affirmative vote of at least three-fourths of the Council Members is required to overrule their recommendation.</p>
Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	Public hearing information was posted in a local newspaper, and mail notifications were sent to the neighbors within 200 ft of the site. The city also notified the neighbors via geofence about the B.O.N.D. meeting on June 21, 2022.
Legal Review	
Alternative Options	
Supporting Documents	Attached is the location map, current and proposed zoning map, table of uses allowed in an RE and R4-U, overlay district map, future land use map, site plan, and BOND report.