

	<div style="text-align: center;"> <h2>AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p><b>District Impacted</b></p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input checked="" type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>
<b>Agenda Date</b>	August 01, 2022
<b>Requested Action</b>	<p>TO CONSIDER THE PROPOSED CHANGE IN ZONING FROM RE-HC, ESTATE RESIDENTIAL HERITAGE CORRIDOR OVERLAY DISTRICT, TO R4-U-HC, URBAN MULTI-FAMILY RESIDENTIAL HERITAGE CORRIDOR OVERLAY DISTRICT, AND A SPECIAL USE PERMIT (SUP) FOR MULTI-FAMILY DEVELOPMENT WITH MORE THAN 18 UNITS PER ACRE, ON 16.6 ACRES, LOCATED AT 116 OLD SAN ANTONIO ROAD, (A10346 – SURVEY 184 J M MCCULLOUGH, KAD 14784, AND 14785). (COMMUNITY FIRST DEVELOPMENT OPERATIONS, LLC/ ROB KILLEN, AND DELANEY HONAKER).</p> <ol style="list-style-type: none"> <li>STAFF PRESENTATION</li> <li>PUBLIC HEARING</li> <li>MAKE RECOMMENDATION</li> </ol>
<b>Contact Person</b>	Sara Serra, Planner II, Planning and Community Development Department
<b>Background Information</b>	<p><b>The applicant has requested that this item be Tabled to the next Planning and Zoning Commission meeting.</b></p> <p><b>Background:</b></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 part of the Heritage Corridor Overlay District. The applicant has requested zoning for a multi-family development on the site. They have requested to rezone the property for an R4-U, Urban Multi-family Residential District. This use does require approval of a Special Use Permit (SUP) as well for multi-family development with more than 18 units per acre.</p> <p>The current Estate Residential zone is for single-family detached development with lot sizes starting at a half acre. The maximum impervious cover is 40%. This low density is recommended for areas identified as Neighborhood Residential in the city’s Future Land Use Master Plan.</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 when the existing lot configuration doesn't offer any other access option, the Development Service Director can grant access.</p> <p>The Heritage Corridor Overlay District is intended to preserve the connection of people with the natural environment, protecting the natural landscape of the city, 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 property is part of the Auto-Oriented Commercial category in the city's Future Land Use Plan. The Auto-Oriented Commercial category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on higher traffic volumes. These areas are typically comprised of nonresidential uses of varying lot sizes and intensities.</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 such things as 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 of the site 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 cover to no more than 70%.</p> <p>The request is for 315 market-rate, residential units to be distributed in 11 buildings. The 16.6 acres will also accommodate the 461 required parking spaces, a clubhouse, pool, dog park, and other amenities. The property is bisected by a drainageway protection zone. No construction is allowed in the DPZ other than limited driveways that cross the DPZ.</p>
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	<p>Based on the information provided by the applicant, the three buildings closest to Old San Antonio Road (buildings 01, 02, and the clubhouse) will be 2 stories in height as is required by the Heritage Corridor Overlay District. The remaining 9 buildings will be 3 stories.</p> <p>The BOND meeting held on June 21 was held online, and there were no neighbors present.</p>
<b>Item Justification</b>	<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>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	<p>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.</p>
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	<p>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.</p>