



## AGENDA ITEM SUMMARY

### District Impacted

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

<b>Agenda Date</b>	January 04, 2021
<b>Requested Action</b>	<p>To consider the proposed rezoning of 5.33 acres located at 744 West San Antonio Road (KAD 14367) from R-1, Medium-Density Residential District, to R-4, Multi-Family Residential District (Guillermo J. Cavazos)</p> <ul style="list-style-type: none"> <li>I. Staff Presentation</li> <li>II. Public Hearing</li> <li>III. Make Recommendation</li> </ul>
<b>Contact Person</b>	Sara Serra, Planner II, Laura Talley, Planning and Community Development Director
<b>Background Information</b>	<p>The property located at 744 West San Antonio Road is currently zoned R-1, and the adopted Master Plan identified future land use for the area as Transitional Residential. The current zoning (R-1, Medium-Density Residential District) allows for lot sizes starting at 7,800 square feet with 65 feet frontage. The request is for a R-4 (Multi-Family Residential District) zone so the development can accommodate multi-dwelling structures.</p> <p>According to the adopted Zoning Ordinance, multi-family structures adjoining or within 150 feet of a residential zoned district must comply with specific setbacks based on the proximity of the structure to the property boundaries. This lot is approximately 300 feet in width.</p> <p>Height constraints for multi-family structure's located adjacent residential district:</p> <ul style="list-style-type: none"> <li>1. Within 35 feet shall not exceed 20 feet or one story in height;</li> <li>2. Beyond 35 feet and within 75 feet shall not exceed 35 feet or two stories in height;</li> <li>3. Beyond 75 feet to 150 feet the height may be increased as follows: the setback will increase 2 feet for each additional foot of height above 35 feet to a maximum height as identified in Article 5 for the zoning district</li> </ul> <p>Master Plan The Transitional Residential future land use category is</p>

	<p>intended for areas that will be primarily developed with a higher density and with different housing types than which is allowed in Neighborhood Residential. These areas are intended to be developed with an auto oriented character, meaning that streets, driveways, parking lots, and garages are the dominant view. In general, these areas are intended to provide a transition between lower density Neighborhood Residential and more intensive nonresidential uses.</p> <p>The Transitional Residential future land use category is intended for areas that will be primarily developed with a higher density and with different housing types than which is allowed in neighborhood Residential. These areas are intended to be developed with an auto oriented character, meaning that streets, driveways, parking lots, and garages are the dominant view. In general, these areas are intended to provide a transition between lower density Neighborhood Residential and more intensive nonresidential uses.</p> <p>Appropriate residential dwelling types could include duplex lots, attached lots, and multi-dwelling lots provided that the performance standards achieve the envisioned character of the area (i.e., as lot size goes down, open space goes up).</p> <p>New neighborhoods should be designed in a manner that buffers lower density uses from more intense uses and should be required to have at least two points of access to a collector roadway or greater in functional classification.</p> <p>If the property is rezoned, the developer will have to go through the planning process, and the public and the Commission will have another opportunity to provide feedback on the proposed layout of the development.</p>
<b>Item Justification</b>	<div> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation           <input type="checkbox"/> Reduce Costs           <input checked="" type="checkbox"/> Increase Revenue           <input type="checkbox"/> Drive Down Risk           <input checked="" type="checkbox"/> Master Plan         </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> <div>       Recommendation _____     </div>
<b>Financial Considerations</b>	

<b>Citizen Input/Board Review</b>	As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property.
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Supporting documentation is attached