



AGENDA ITEM SUMMARY

| District Impacted | |
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| <input checked="" type="checkbox"/> | 1 = Wolosin |
| <input type="checkbox"/> | 2 = Woolard |
| <input type="checkbox"/> | 3 = Scott |
| <input type="checkbox"/> | 4 = Boddie |
| <input type="checkbox"/> | 5 = Macaluso |
| <input type="checkbox"/> | All |

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| Agenda Date | January 12, 2021 |
| Requested Action | <p>RECEIVE THE RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR FEBRUARY 9, 2021 ON THE FOLLOWING:</p> <p>a. PROPOSED REZONING OF 5.53 ACRES LOCATED AT 134 GARDEN STREET (KAD NOS. 20006 AND 20007) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, TO RN-1, NEIGHBORHOOD RESIDENTIAL DISTRICT AND LEAVING THE R-1 ZONING FOR 1.8 ACRES LOCATED AT 119 AND 125 ADLER STREET (KAD NO. 20009 AND 20010) AND A SMALL NORTHWEST PORTION OF 134 GARDEN STREET. (TOTAL PROJECT OF 7.33 ACRES - GREENWAY COTTAGE BUILDERS, LLC/ DAVE LUCIANI, PROPERTY OWNER REQUESTED R-2 ZONING)</p> |
| Contact Person | Laura Talley, Planning and Community Development Director |
| Background Information | <p>The property under consideration consists of four parcels, two that front Garden Street and two that front Adler Road for a total acreage of 7.33 acres. The original request by the developer was for R-2 and he had proposed 37 single family residential lots. The Planning and Zoning Commission considered the zoning at the December meeting and then Tabled the item until further discussion could be had by the community.</p> <p>The City recently initiated a new public outreach process for proposed development. Even though we have held meetings like this before, we plan to promote this type of meeting as a public outreach program and formalize the process by identifying meeting leaders (from the community) that will facilitate conversation between developers and citizens in an open and positive environment. We are hoping this will allow for a better information sharing process as opposed to relying totally on public hearings.</p> <p>On November 30th, we hosted the first outreach meeting for this project. This was an online meeting between the developer and the owners of the properties within 200 feet. The meeting was a Zoom meeting attended by approximately 18 property owners, City Council</p> |

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| | <p>member Ty Wolosin, Dave Luciani (developer), and city staff members. During the meeting, the residents had the opportunity to discuss the development, express concerns and share their opinions and desired modifications.</p> <p>After the P&Z meeting where this item was Tabled for further discussion, a small neighborhood meeting (with 4 property owners) was held by David Spencer (a resident on Kitty Kat Lane) and then staff coordinated another outreach meeting in which 10 property owners and the P&Z subcommittee consisting of Tim Bannwolf and Joe Anzollitto attended. After much discussion, Mr. Luciani revised his plan for the site and was comfortable with a more restrictive zoning of RN-1 which allows for 5,400 sf lots. He provided two plan options, one with cottages along Adler and the other with standard 5,400 sf lots throughout.</p> <p>This item was considered again at the January 4th P&Z meeting in which several of the neighbors spoke in favor of the revised plan. The Commission considered the plan when they made their recommendation for zoning and made a recommendation for RN-1 for the 5.53 acres currently fronting Garden Street and R-1 for the 1.8 acres fronting Adler.</p> <p>At this time Council needs to receive the recommendation and set the public hearing for February 9th.</p> |
| Item Justification | <div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input checked="" 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 | <p>The Planning and Zoning Commission recommended approval of the rezoning to apply RN-1 zoning to 5.53 acres and for 1.8 acres (in the Northwest area, fronting Adler) to remain R-1, by a vote of 6-0.</p> <p>As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property. Two neighborhood outreach meetings were held.</p> |
| Legal Review | |

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| Alternative Options | |
| Supporting Documents | Supporting documentation is attached |