

# Rezoning Exercise with a Future Land Use Map

## SCENARIO

An application has been submitted to rezone four vacant parcels in a residential neighborhood just north of the town center from R-1 Residential to R-T/Z Residential Townhome / Zero Lot Line. The applicant proposes to subdivide the land into 6 lots and construct cottage style single family detached units on each lot. You sit on the Town's Planning Commission and must make a recommendation to the Board or Aldermen. As part of this recommendation, the Planning Commission will provide a statement on the consistency of the rezoning request with the Town's newly adopted Comprehensive Plan.

## DIRECTIONS

1. Break into groups of 5 to 10 people
2. Read through the rezoning **Case Report** and related attachments listed below.
  - a. Rezoning Case Report and Site Plan (pages 2 – 4)
  - b. Comprehensive Plan Excerpt: Future Land Uses and Plan Policies (pages 5 – 6)
3. As a group, discuss whether the request is consistent with the Town's Comprehensive Plan. Record your group's answers to the follow questions on the **Planning Commission Review form** (pages 7 – 8).
  - a. Is the proposal consistent with the Future Land Use Map?
  - b. Does the proposal support relevant Comprehensive Plan Policies?
  - c. Is there adequate infrastructure in place? Can the proposed development be made compatible with surrounding uses? Is the development anticipated to support a nearby use or have some other public benefit?
4. Decide as a group on a motion to approve, deny or approve with conditions. If a consensus cannot be reached call for a vote. Record the motion on the rezoning request on the **Planning Commission Review Form** (page 9).
  - a. Approve, Deny or Approve with Conditions
  - b. Proposed Conditions
5. Share the group's decision with the room, and explain how it is consistent with the Comprehensive Plan.

## CASE REPORT: R-1 TO R-T/Z Rezoning Request, 185-191 Hickory St

Case #: 2017-10	PC Meeting Date: 10-23-17		
<b>Applicant Request</b>			
<b>Rezone R-1 Residential Zone to R-T/Z Residential Townhouse Zero Lot-Line Zone</b>			
<b>Property Location:</b>	185, 187, 189, and 191 Hickory Street		
<b>Property Owner:</b>	Mayberry Investments	<b>Applicant:</b>	Ronald Howard
<b>Property Area:</b>	0.75 acres (4 parcels)	<b>Current Use:</b>	Vacant
<b>PROJECT DESCRIPTION</b>			
<p><b>Proposal:</b> Develop 4 vacant lots into 6 single-family detached homes on 6 lots.  <b>Proposed Access:</b> Entrance on Hickory Street.  <b>Proposed Development Form:</b> Single-family detached; 2-story; 1300 sq. ft.  <b>Proposed Density:</b> Approximately 8 dwelling units per acre.</p>			
<b>Site Analysis</b>			
<b>SITE &amp; AREA DESCRIPTION</b>			
<p><b>Location:</b> The lots sits two blocks north of the CBD along Hickory Street in a small lot single family neighborhood.  <b>Potential Access:</b> The lots have access to Hickory Street, and potential access along the rear alley  <b>Current Land Uses:</b> The vacant site is surrounded by small lot single-family detached dwellings and duplexes.  <b>Current Density:</b> Average density of the area is ~ 5.8 dwelling unit per acre based on the 34 lots around the site.  <b>Hydrology:</b> The site is outside the floodplain. Stormwater regulations apply.  <b>Infrastructure:</b> Water and sewer are available from the Town. Sufficient capacity is available to meet demand.  <b>Transportation:</b> There is a bus stop planned within 1,000 feet of the site.</p>			
<b>ZONING / LAND DEVELOPMENT REGULATIONS</b>			
<ul style="list-style-type: none"> <li>• The site is currently zoned R-1 Residential Zone.</li> <li>• The properties adjacent to the site are zoned R-1 Residential. Nearby areas are zoned R-2 and R-T/Z.</li> <li>• The R-1 Zone permits single-family homes with a minimum lot size of 7,500 square feet (~5.8 DU/ac). Minimum lot frontage width is 60 feet.</li> <li>• The R-T/Z Residential Townhouse Zero Lot Line Zone permits single-family homes, zero-lot line homes, and townhouses. There is a maximum density of 10 dwelling units per acre for this zone. Minimum lot frontage is 35 feet.</li> <li>• Screening buffer of evergreen trees 10' deep is required where new R-T/Z development abuts an R-1 zone.</li> </ul>			
<b>PLANS / POLICIES</b>			
<ul style="list-style-type: none"> <li>• The Future Land Use Map identifies this site as being medium-low density residential land use category, which envisions 2 to 6 dwelling units per acre.</li> <li>• Relevant Comprehensive Plan policies are summarized in the attached Comprehensive Plan excerpt.</li> </ul>			

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## Map of Current Zoning and Land Uses

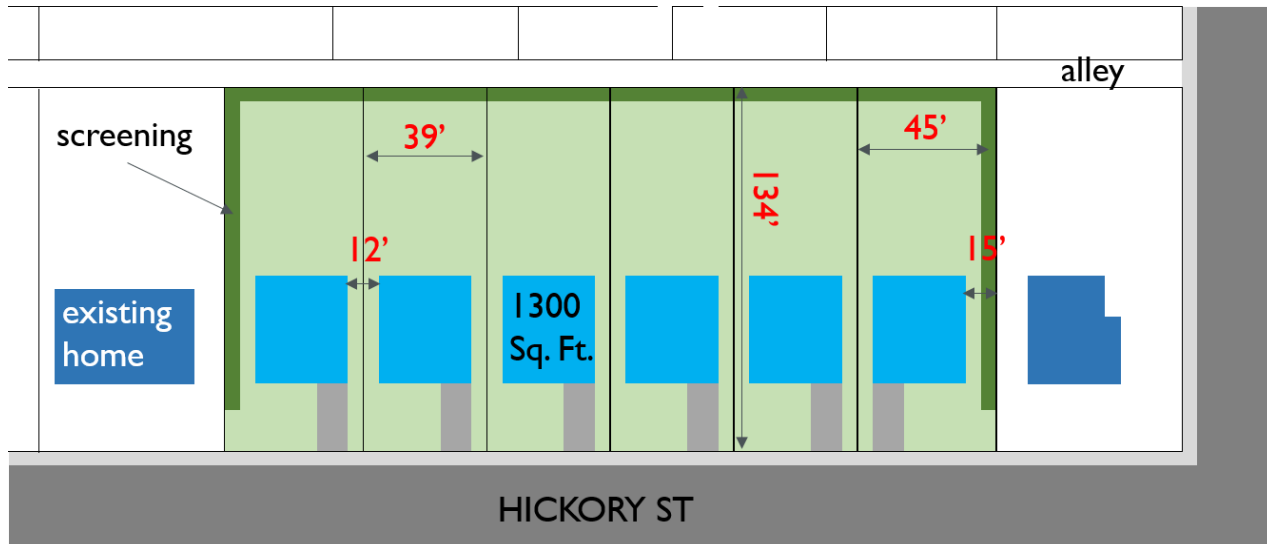


## Dimensional Requirements Comparison of R-1 and R-T/Z

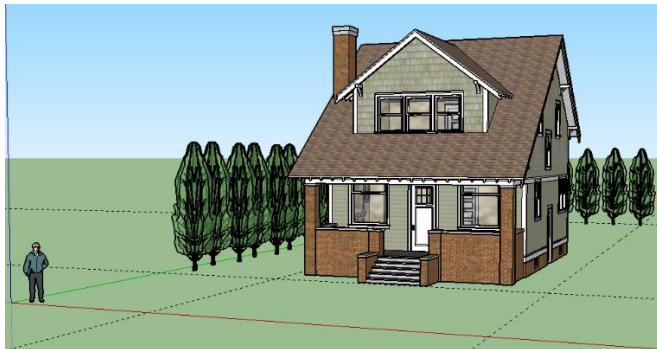
Zoning District	Min. Lot Area	Dwelling Units per Acre	Lot Frontage / Width	Front Yard / Street	Side Yard	Rear Yard	Setback b/w Bldgs	Bldg. Height
R-1	7,500 sf	5.8 DU/ac	60'	25'	10'	25'	NA	35'
R-T/Z	NA	10 DU/ac	35'	25'	10'	25'	12' side to side	35'
			35'				0 to 1.5'	
			24'				NA	

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## Site Plan



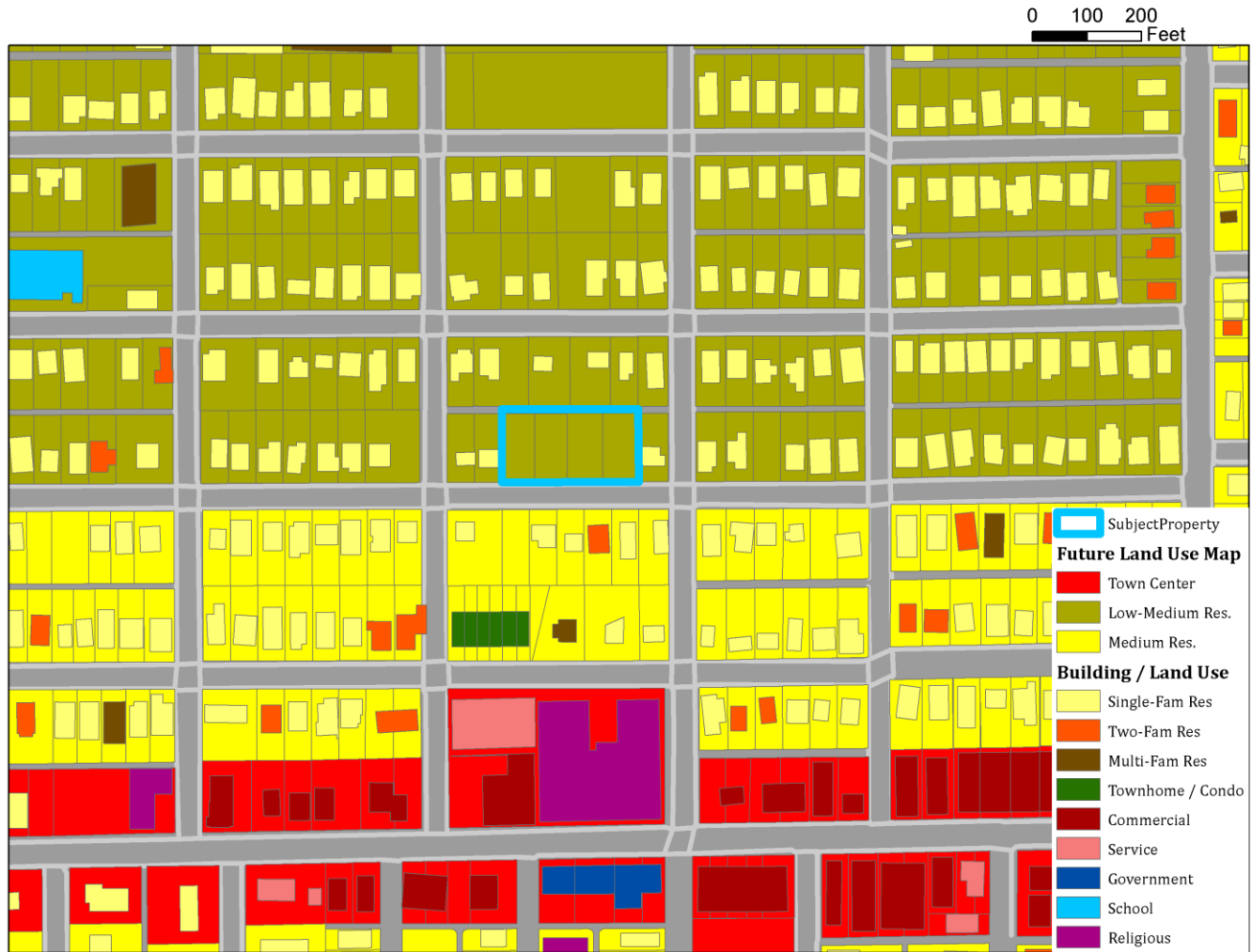
## Elevation Drawing



## Subject Property Land Use and Density: Proposal, Zoning and Future Land Use Category

	Land Use	Density
<b>Low-Medium Future Land Use Category</b>	medium and small lot single family detached homes; townhomes & apartments only in conservation subdivisions	4 to 6 DU/acre
<b>Current R-1 Zoning</b>	single family detached homes	5.8 DU/acre maximum
<b>Proposed R-T\Z Zoning</b>	single family detached homes including patio homes, zero lot line homes, townhomes	10 DU/acre maximum
<b>Existing Development in Surrounding Area</b>	Predominantly single family detached homes; duplexes, apartments and townhomes also common near downtown	5.8 DU/acre on average
<b>Proposed Development</b>	6 single family detached homes (patio homes) on ~0.13 acre lots	8 DU/acre

# COMPREHENSIVE PLAN: FUTURE LAND USE MAP



## Future Land Use Categories

### Low-Medium Density Residential

**Uses:** medium and small lot single family detached homes; townhouses and apartments as part of a conservation subdivision with open space set-aside.

**Density: 2 to 6 dwelling units per acre**

**Corresponding Zoning:** R-1 Res. and R-1 Res. Conservation

### Medium Density Residential

**Uses:** small lot single family detached units (including patio homes) and duplexes; townhouses and apartments with densities below 12 DU/ac

**Density: 6 to 12 dwelling units per acre**

**Corresponding Zoning:** R-TZ Townhome / Zero Lot Line, R-2 Res. ; RZ-1 Zero Lot Line, RT-1 Townhome, or R-3 Res. with conditions to limit density.

### Town Center

This category envisions a mix of uses that support a vibrant mixed-use town center.

**Uses:** retail, office, service, housing, government, institutional, cultural, and entertainment

**Corresponding Zoning:** C-1 Central Business District, C-3 Neighborhood Commercial, MXU Mixed Use

## COMPREHENSIVE PLAN: POLICIES

The following Comprehensive Plan policies are identified as being relevant to the rezoning request:

<b>Policy LU 2.2 - Compact Development</b>
New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, increase the utilization of existing streets and utilities, and create opportunities for more walkable neighborhoods.
<b>Policy LU 2.4 – Walkable Downtown Neighborhoods</b>
Allow higher density residential development within a quarter-mile of the town center to promote more pedestrian oriented neighborhoods that support local businesses and street life in the town center.
<b>Policy LU 4.7 – Diversity of Housing Types</b>
Encourage a greater diversity of housing types that appeal to a wide variety of home-buyers and reflect evolving preferences.
<b>Policy LU 5.4 - Density Transitions</b>
Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses.
<b>Policy LU 8.5 - Conservation of Single-Family Neighborhoods</b>
Protect and conserve the Town’s single-family neighborhoods and ensure that their zoning reflects their established low to medium density character. Carefully manage development in and adjacent to single-family neighborhoods to protect the character of the area, preserve open space, and maintain neighborhood scale.
<b>Policy LU 8.10 - Infill Development</b>
Encourage infill development on vacant land within the Town, particularly in areas where there are vacant lots that create “gaps” that detract from the character of a commercial or residential street. Such development should complement the established character of the area.

## PLANNING COMMISSION REVIEW: R-1 TO R-T/Z REZONING REQUEST, HICKORY STREET

### Future Land Use Map

Indicate whether the proposed use is consistent with the land use category proposed for this area on the Future Land Use Map. Compare the uses and densities recommended in the medium-low land use category with the uses and densities of the proposed development and R-T/Z zoning district.

<b>Medium-Low Density Residential</b>

### Comprehensive Plan Policies

Indicate whether the proposed development and R-T/Z zoning support each Comprehensive Plan policy.

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### Other Considerations in Review of Rezoning Request

<ul style="list-style-type: none"><li>• Is the proposed use supporting a planned use or providing a public benefit?</li><li>• Can the proposed use be established without adversely altering the recommended land use and character of the area?</li><li>• Will Town streets and utilities be adequate to serve the use proposed for the property?</li></ul>
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PLANNING COMMISSION REVIEW: R-1 TO R-T/Z REZONING REQUEST, HICKORY STREET

Motion on Rezoning Request from R-1 to R-T/Z

Approve    Deny    Approve with Conditions

Proposed Conditions