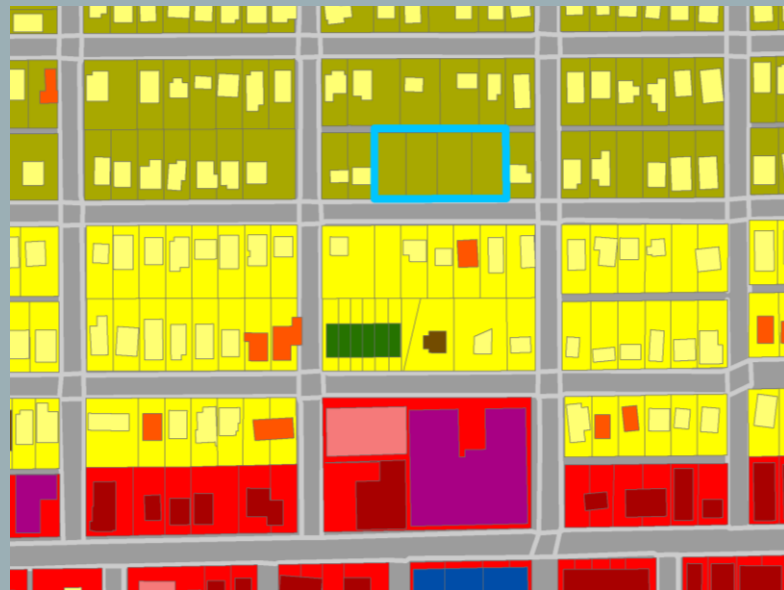


# REZONING EXERCISE WITH FUTURE LAND USE MAP



## OUTLINE

- Evaluating Rezoning Requests
- The Future Land Use Map
- Overview of Rezoning Exercise & Handout
- Rezoning Exercise
  - Break into groups and evaluate rezoning request
  - Record group (PC) motion
  - Share PC motion with the room

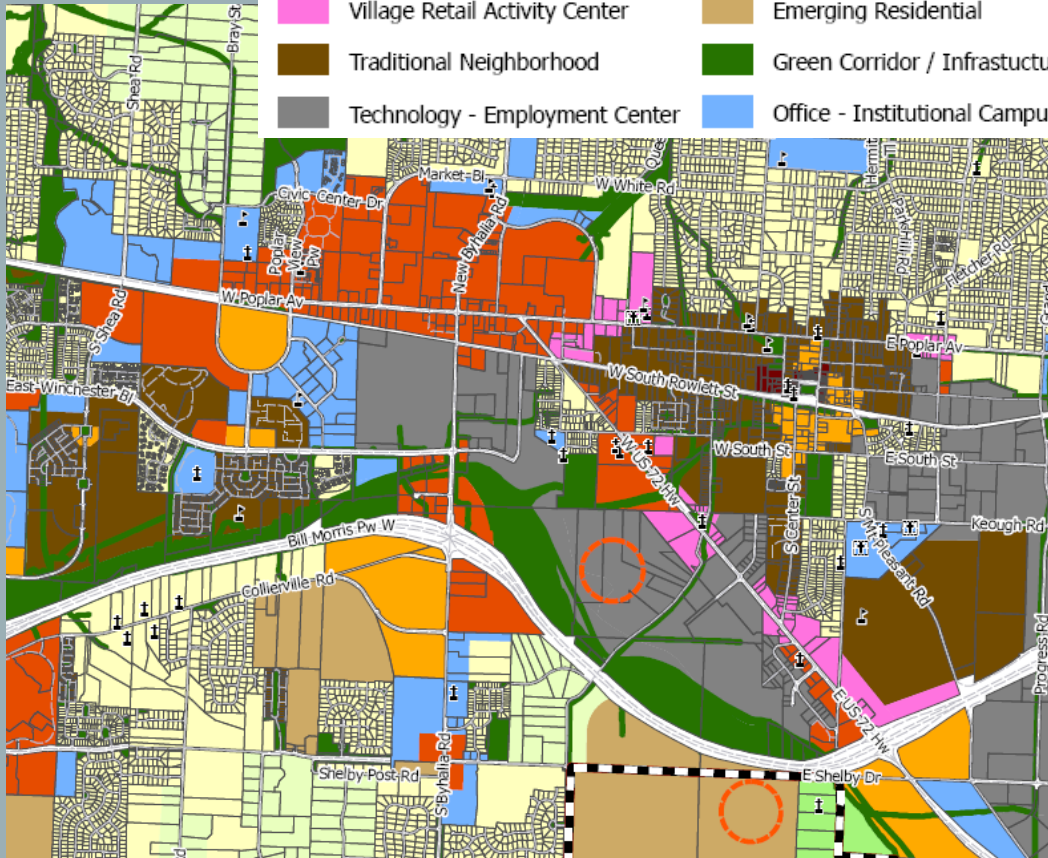
# EVALUATING ZONING REQUESTS

## Rezoning Decision Criteria

- Consistency of proposed use and rezoning with Comprehensive Plan
  - Comprehensive Plan Goals and Policies
  - Future Land Use Map
- Other criteria
  - Available infrastructure and capacity
  - Topography and hydrology
  - Support for nearby planned or existing use
  - Compatibility with surrounding uses
  - Small area plans

# FUTURE LAND USE MAP

## Collierville, TN Future Land Use Map

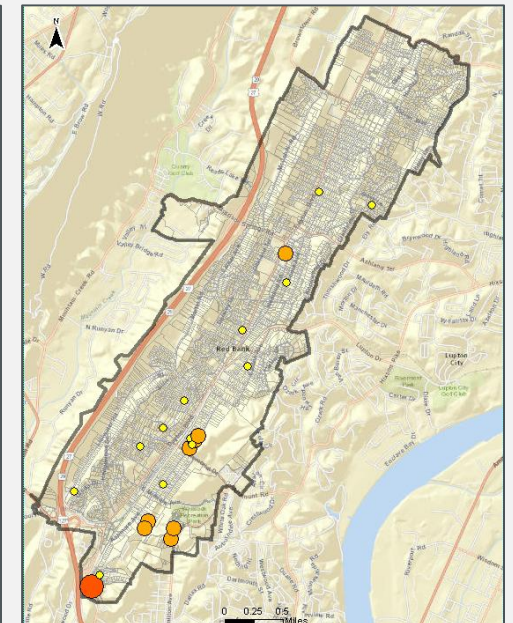
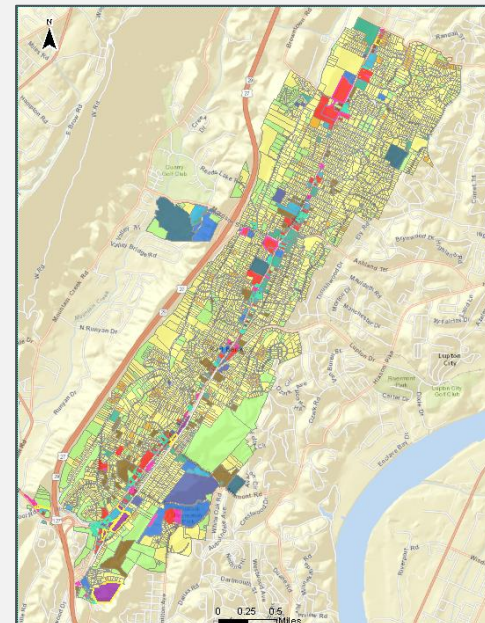
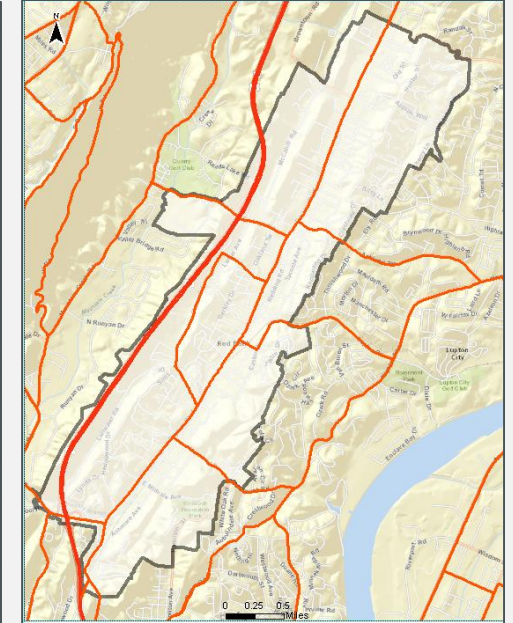
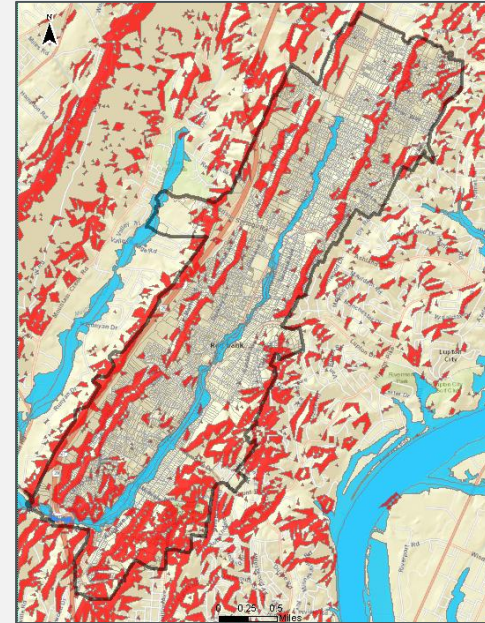


## What is a Future Land Use Map?

- Map of the Communities Desired Future
  - How to GROW and Where
  - What to PRESERVE and Where
  - What Town should look in 20 years
- Map of Future Land Use Categories
  - A range of recommended uses, densities, and zoning districts
- A Guide for Land Use Policy Making
  - Rezoning decisions
  - Complement to Comp. Plan Policies
  - NOT a Zoning Map
- Indicator of Policy Performance

# CREATING A FUTURE LAND USE MAP

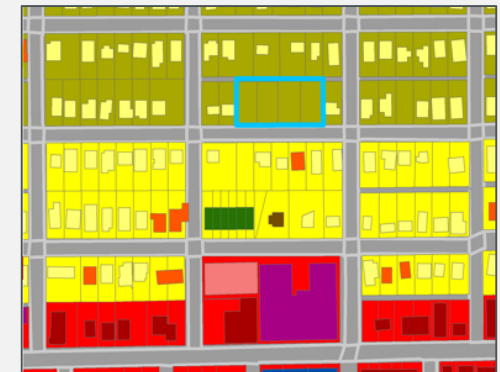
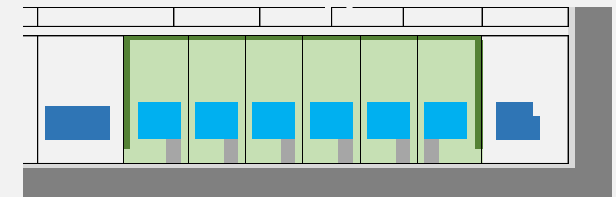
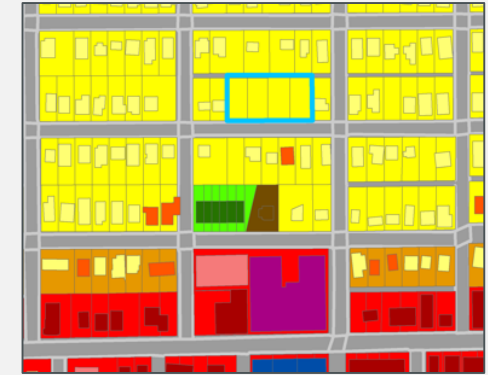
- Part of larger Comprehensive Planning process
- INPUTS:
  - Natural constraints (Flood Plain, Steep Slopes)
  - Infrastructure (Streets, Water, Sewer)
  - Proximity to commercial centers and major roads
  - Existing land use and place types
  - Local and regional trends and growth projections
  - Local and regional plans
  - Public input



# REZONING EXERCISE

## Town Planning Commission Review of Rezoning Request

- **Scenario and Directions (p.1)**
- **Review Case Report for Rezoning (p.2-7)**
  - **R-I Residential Zone to R-T/Z Residential Townhouse Zero Lot-Line Zone**
  - **Site:** 0.75 acres, 4 vacant parcels
  - **Surrounding Area:** small lot single family neighborhood near town center
  - **Proposal:** subdivide into 6 lots and construct patio homes on each lot
- **Make recommendation to Board of Aldermen on PC Review form (p.8-10)**
  - **Determine consistency of proposed use and rezoning with Comprehensive Plan**
    - Future Land Use Map
    - Plan Policies
    - Evaluate other impacts of proposal
  - **Motion:** Approve, Approve with conditions, or Deny



# REZONING REQUEST: R-1 TO R-T/Z

0 100 200 Feet

**Request:** R-1 Residential to R-T/Z  
Residential Townhouse / Zero Lot-Line

**Existing:** 0.75 acres, 4 vacant parcels

**Surrounding Area:** older neighborhood near town center characterized by small lot single family homes; nearby duplexes, apartments and townhomes

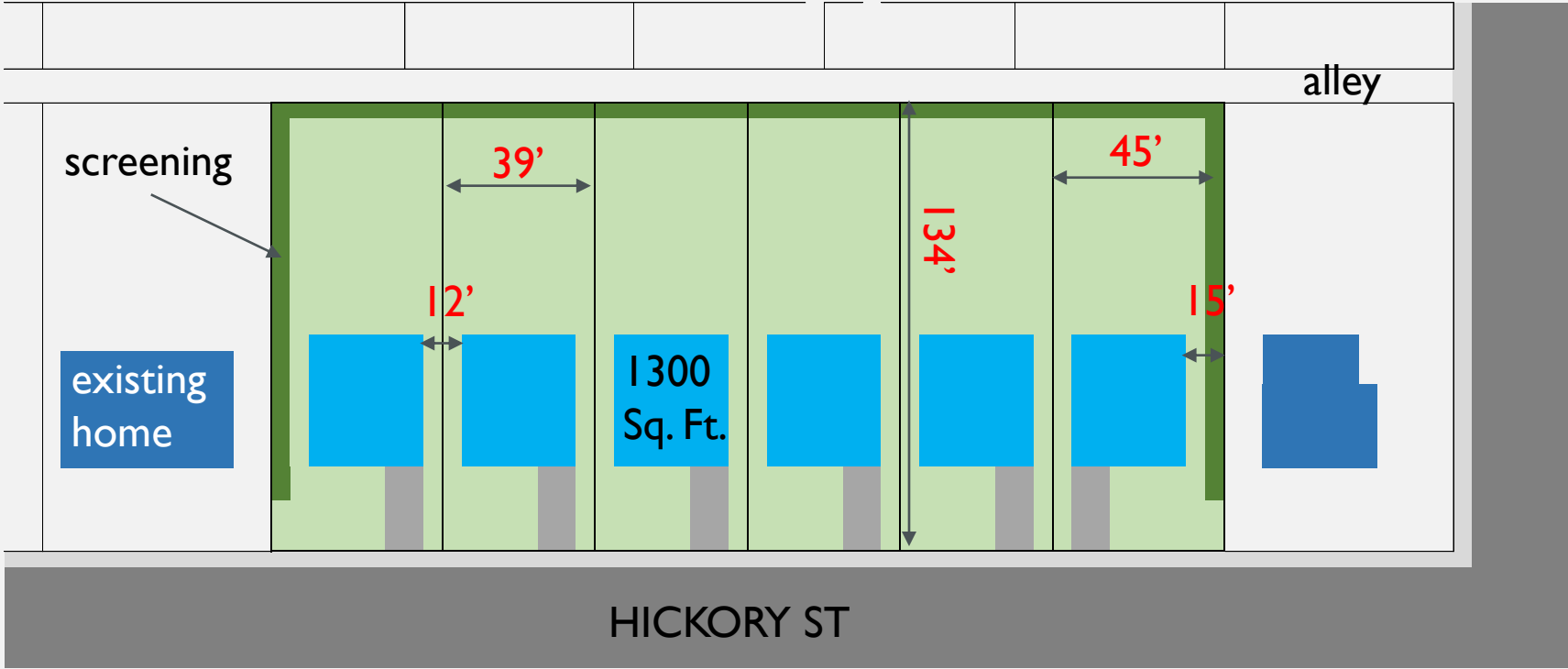
Average density: 5.8 DU/acre

**Proposal:** subdivide into 6 lots and construct single family detached homes (patio homes) on each lot.

Proposed density: 8 DU/acre



# SITE PLAN





# FUTURE LAND USE MAP

0 100 200  
Feet

## 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

**Zoning:** R-1 Res. and R-1 Res. Conserv.

## Medium Density Residential

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

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

**Zoning:** R-1 Res. , R-T/Z, 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 town center.

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

**Zoning:** C-1 CBD, C-3 Nbhd. Comm. , MXU Mixed Use



# COMPREHENSIVE PLAN POLICIES

## **Policy LU 2.2 - Compact Development**

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.

## **Policy LU 2.4 - Walkable Downtown Neighborhoods**

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.

## **Policy LU 4.7 - Diversity of Housing Types**

Encourage a greater diversity of housing types that appeal to a wide variety of home-buyers and reflect their evolving preferences.

## **Policy LU 5.4 - Density Transitions**

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.

## **Policy LU 8.5 - Conservation of Single-Family Neighborhoods**

Protect and conserve the Town's single-family neighborhoods and ensure that their zoning reflects their established low to medium density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect the character of the area, preserve open space, and maintain neighborhood scale.

## **Policy LU 8.10 - Infill Development**

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.

# REZONING EXERCISE DIRECTIONS

Use the **Case Report** and **Comp Plan excerpt** to fill out the **PC Review Form**

## Case Report Summary

## Zoning Map

## Future Land Use Map

## Fill out PC Review Form

**CASE REPORT**

Case #: 2017-10 PC Meeting Date: 10-23-17

**Applicant Request**

**Rezoned R-1 Residential Zone to R-T/Z Residential Townhouse Zero Lot-Line Zone**

**Property Location:** 185, 187, 189, and 191 Hickory Street  
**Property Owner:** Mayberry Investments **Applicant:** Ronald Howard  
**Property Area:** 0.75 acres (4 parcels) **Current Use:** Vacant

**PROJECT DESCRIPTION**

**Proposal:** Develop 4 vacant lots into 6 single-family detached homes on 6 lots.  
**Proposed Access:** Entrance on Hickory Street.  
**Proposed Development Form:** Single-family detached; 2-story; 1400 sq. ft.  
**Proposed Density:** Approximately 8 dwelling units per acre.

**Site Analysis**

**SITE & AREA DESCRIPTION**

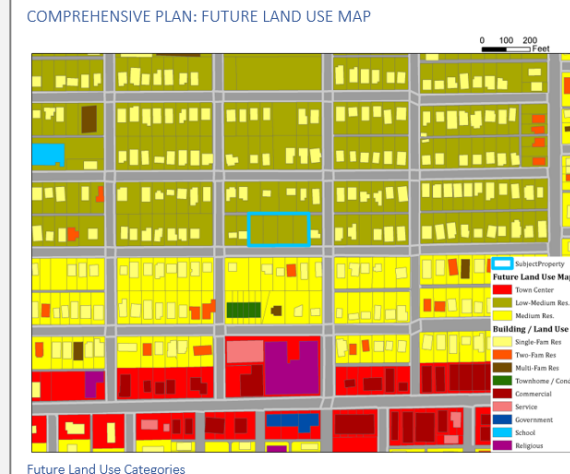
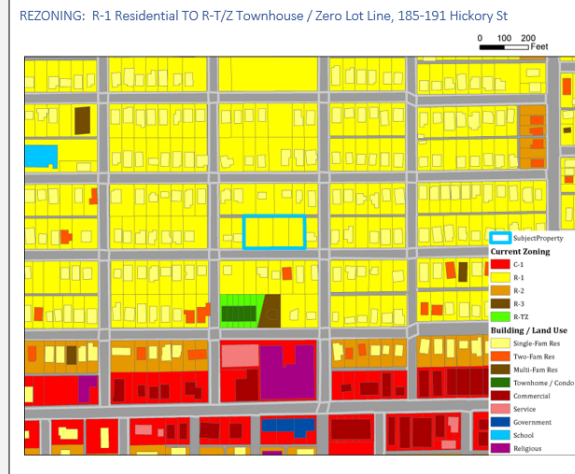
**Location:** The lots sit two blocks north of the CBD along Hickory Street in a small lot single family neighborhood.  
**Potential Access:** The lots have access to Hickory Street.  
**Current Land Uses:** The vacant site is surrounded by small lot single-family detached dwellings and duplexes.  
**Current Density:** Average density of the area is ~ 5.8 dwelling unit per acre based on the 34 lots around the site.  
**Hydrology:** The site is outside the floodplain. Stormwater regulations apply.  
**Infrastructure:** Water and sewer are available from the Town. Sufficient capacity is available to meet demand.  
**Transportation:** There is a bus stop planned within 1,000 feet of the site.

**ZONING / LAND DEVELOPMENT REGULATIONS**

- The site is currently zoned R-1 Residential.
- The properties adjacent to the site are zoned R-1 Residential. Nearby areas are zoned R-2 and R-T/Z.
- The nearest R-T/Z Zone is approximately 250 feet to the south.
- 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.
- The R-T/Z Residential Townhouse Zero Lot Line Zone permits single-family homes, zero-lot line homes, and townhouses. Single family homes built on these smaller lots are often referred to as patio homes. There is a maximum density of 10 dwelling units per acre for this zone. Minimum lot frontage is 35 feet.
- Screening buffer of evergreen trees 10' deep is required where new R-T/Z development abuts an R-1 zone.

**PLANS / POLICIES**

- The Future Land Use Map from the Comprehensive Plan identifies this site as being medium-low density residential land use category, which envisions 2 to 6 dwelling units per acre.
- The site borders the medium density residential land use category, which recommends 6 to 12 dwelling units per acre. This area flanks the Town Center land use category on Main Street.
- Relevant Comprehensive Plan policies are summarized in the attached Comprehensive Plan excerpt.

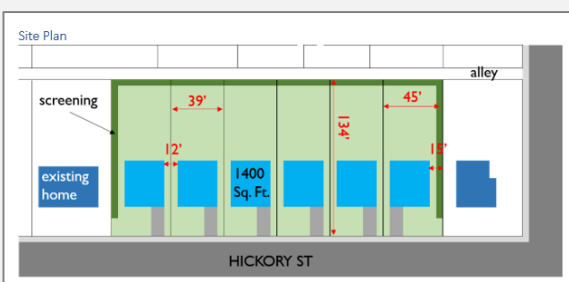


## Zoning Dimensions

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 single family detached | NA            | 10 DU/ac                | 35'                  | 25'                 | 10'       | 25'       | 12' side to side  | 35'          |
| R-T/Z zero lot town home     | NA            | 10 DU/ac                | 35'                  | 25' w screening     | 10'       | 25'       | 0 to 1.5'         | 35'          |

## Site Plan



## Comp Plan Policies

COMPREHENSIVE PLAN: POLICIES

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

- Policy LU 2.2 - Compact Development**  
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.
- Policy LU 2.4 - Walkable Downtown Neighborhoods**  
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.
- Policy LU 4.7 - Capitalizing on Transit Access**  
Sites within a quarter-mile of planned or existing transit stops should be developed with medium to high density residential or mixed-uses to support the Town and region's investments in transit.
- Policy LU 5.4 - Density Transitions**  
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.

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. Explain why or why not.

**Medium-Low Density Residential**

Comprehensive Plan Policies  
Indicate whether the proposal supports each of the Comprehensive Plan policies listed below. Explain why or why not.

**Policy LU 2.2 - Compact Development**  
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.

**Policy LU 2.4 - Walkable Downtown Neighborhoods**  
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.

**Policy LU 4.7 - Capitalizing on Transit Access**  
Sites within a quarter-mile of planned or existing transit stops should be developed with medium to high density residential or mixed-uses to support the Town and region's investments in transit.

**Policy LU 5.4 - Density Transitions**  
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.

## Record Motion

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

Approve  Deny  Approve with Conditions

Proposed Conditions

# REZONING EXERCISE 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 (p. 2 – 4)
  - b. Comprehensive Plan Excerpt: Future Land Uses and Plan Policies (p. 5 – 7)
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** (p. 8 – 9).
  - 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** (p. 10).
  - a. Approve, Deny or Approve with Conditions
  - b. Proposed Conditions
5. Share the group's motion on the rezoning with the room.

# REZONING RECOMMENDATION

- Future Land Use Map
  - Is the proposed development consistent with the medium-low density residential land use category?
- Support for Comprehensive Plan Policies
  - LU 2.2 Compact Development
  - LU 2.4 Walkable Neighborhoods near Town Center
  - LU 4.7 Diversity of Housing Types
  - LU 5.4 Density Transitions
  - LU 8.5 Conservation of Single Family Neighborhoods
  - LU 8.10 Infill Development
- Other Considerations
  - ???????
- Motion on Rezoning Request
  - Approve, Deny, Approve with conditions
- Conditions
  - ???
  - ???