

Zoning Docket from June 20, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-43	Philip Gaston Albergotti for Marshall Daniel Williams and Dunean Baptist Church 200 Edgewood Drive and 822 Marue Drive 0104000400100 and 0104000400500 R-M20, Multifamily Residential to O-D, Office District	24	Denial	Denial 6/22/16	Approval 7/11/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 20, 2016 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Gaston Albergotti, representing applicants <ul style="list-style-type: none"> • Currently R-M20, 84 apartment units and would expect 168 parking spaces on multiple buildings • Church has voted to approve the zoning/ use; conducted a neighborhood meeting 2) John Good, represents the buyer <ul style="list-style-type: none"> • Planning for two stories • Rear part of the parcel would be for future development • 135 parking spaces • Access would be easy and convenient • Private doctors group • Significant topography; the back would include stormwater retention • Trips to the property would be daytime trips <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Dunean resident <ul style="list-style-type: none"> • Wildlife biologist, concerned about wetlands on the property • Wants to maintain the neighborhood feel especially for this gateway piece of property • The rezoning would allow for other egregious uses if this project falls through • Many other suitable properties exist including abandoned and vacant properties for this buyer • Representing some of her neighbors 2) Friend of Residents <ul style="list-style-type: none"> • Lots of young people moving to the neighborhood • Many home renovations are occurring and some are new • Many pedestrians on the road • Should be used and remain zoned as multi-family residential <p>List of meetings with staff: none</p>					<p>Petition/Letter</p> <p><u>For:</u> 81</p> <p><u>Against:</u> none</p>
Staff Report	The subject parcel is 4.2 acres of property located on Marue Drive approximately 0.1 miles north of the intersection of Henrydale Avenue and I-185. The parcel has approximately 180 feet of frontage					

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	<p>along Marue Drive, 700 feet of frontage along Edgewood Drive and 600 feet of frontage along Stevens Street.</p> <p>The applicant states the proposed land use is for a medical office.</p> <p>This site is located within the Dunean Community and designated within the community plan as an area to 're-invest'. The community expressed support to the relatively recent change to multi-family residential zoning in 2012 that provided a more clear direction for the desirable type of reinvestment. This community continues to be engaged with its various organizations, all being interested in the future of the neighborhood. To that end, and with the focus of such an integral piece of real estate, the community has provided feedback that the current zoning is preferred and should be maintained.</p> <p>It is staff's opinion that, as a gateway area to the Dunean community, the current zoning is appropriate and future commercial development in the area should not encroach into the established residential neighborhood but be focused south of Marue Dr. and oriented toward Mills Avenue.</p>
P&D Committee	The Committee voted according to a petition they received from the neighborhood in favor of the request.