

Zoning Docket from May 15, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-32	Raymond Levy Allen Street, Bynum Street and Hillhouse Street 0103002400600, 0103002400700, 0103002400800, 0103002400900, 0103002401000, 0103002401100, 0103002401200, 0103002401300, 0103002401400, 0103002401500, 0103002401600 and 0103002401700 C-3, Commercial, C-2, Commercial and R-10, Single-Family Residential to R-M16, Multifamily Residential	23	Approval	Approval 5/24/17	Hold 6/5/17; Approval 7/17/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 15, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Will build quadraplexes • Buildings will maintain the Dunean Mill look and design • Each building will have individual elements • Believes it's a strong accent to the neighborhood <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerned about the number of units and the amount of cars • Will lose buildings that holds community meetings <p>List of meetings with staff: Applicant May 1, 2017</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcels zoned C-3, Commercial, C-2, Commercial and R-10, Single-Family Residential is 2.28 acres of property located on Allen Street approximately 0.6 miles west of the intersection of Henrydale Avenue and I-185. The parcel has approximately 360 feet of frontage along Allan Street, 230 feet of frontage along Bynum Street and 340 feet of frontage along Hillhouse Street.</p> <p>The applicant is requesting to rezone the property to R-M16, Multifamily Residential. The subject site is located within the Dunean Area and is part of the Dunean Community Plan.</p> <p>The applicant states the proposed land use is for multifamily residential townhomes.</p> <p>Currently the subject site is being used for retail, single-family residential, vacant land and the storage of used tires. Staff believes the requested rezoning would allow land that has been considered vacant or undeveloped for years the opportunity to improve the surrounding community. Staff is of the opinion the requested rezoning to R-M16, Multifamily Residential would have a positive impact on the surrounding neighborhood.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-M16, Multifamily Residential.</p>					
P&D Committee	At the June 5, 2017 Planning and Development meeting, the Committee placed a hold on CZ-2017-32 for further research.					

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