

Zoning Docket from October 15, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-63	Paul Nichols Gallucci for Castelforte, LLC 130 Prospect Street 0224000201605, 0224000201606, 0224000203301 and 0224000203302 R-7.5, Single-Family Residential to R-M20, Multifamily Residential	25	Approval	Approval 10-24-18	Approval 11-5-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 15, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Co-Applicant</p> <ul style="list-style-type: none"> • Owns all rezoning property • Been in the real-estate business for the last decade • Gentrification happening in this area • Residents being displaced and priced out of neighborhoods • Acquired land that is close to downtown for seniors • Close proximity to hospitals, bus routes and downtown <p>2) Co-Applicant</p> <ul style="list-style-type: none"> • Interested in senior housing • Experience with community investment act and working with HUD and the State • Need density for this project or work • Will create a sense of community for the area • Looking to improve and better the neighborhood <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: Located in the Imagine Greenville Comprehensive Plan, the subject site is designated as Residential Land Use 3, which allows 6 or more units per acre. The applicant is requesting R-M20, which would allow up to 20 units per acre. The subject site is also located near two Greenlink bus routes, the Anderson Road route and the Dunean-Grove Road route.</p> <p>SUMMARY: The subject parcel zoned R-7.5, Single-Family Residential, is 4.51 acres of property located on Prospect Street approximately 1.25 miles east of the intersection of White Horse Road and Anderson Road. The parcel has approximately 515 feet of frontage along Prospect Street. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.</p> <p>The applicant states the proposed land use is for multifamily, senior designated housing.</p> <p>CONCLUSION: The subject site is surrounded by R-7.5, Single-Family Residential zoning with a density of 5.8 units per acre. The requested zoning of R-M20, Multifamily Residential zoning would allow 20 units per acre. Staff is of the opinion that due to its close proximity to public transportation routes and the recommendation of 6 or more units per acre from the Imagine Greenville County Comprehensive</p>					

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	<p>Plan, that rezoning the property to R-M20 would be appropriate.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.</p>
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