



## GLPC AGENDA ITEM # 6

MARCH 28, 2022

### Rezoning Request by DPI Holdings LLC File #: VA-2022-05

On behalf of DPI Holdings LLC, Jamey Dewar is requesting to Rezone 0.57 acres from Single-Family Residential (R-10) to Multi-Family Residential (R-M). The subject property contains an existing rental residence and is located at 1613 Williams Street. This is along the east side of the street, about 200 feet south of the intersection with East Moore Street. This is immediately south of the Treeloft Apartments building (also owned by the applicant) along the south side of East Moore Street, and directly across from the Carolyn Apartments along the west side of Williams Street. The applicant is proposing to keep the existing rental residence but also construct a 2-story apartment building with 4 dwelling units (5 bedrooms total) in the front yard of the property, with parking located behind the new building.

The subject property is located within a **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-M zoning. The property is also located within the City's local "Historic District", which means the proposed development will require approval from the Historic Preservation Commission (HPC).

The subject property is part of the Brookwood North neighborhood which contains a mixture of residential types in a mostly older built-out pattern. Policy decisions were made many years ago to no longer promote any more redevelopment or infill of new multi-family residential uses. However, this particular property is one of only a very few locations where this type of redevelopment can arguably make sense. The subject property is surrounded on the north and west by existing apartment complexes (one of which is owned by the applicant). To the south there is an existing Duplex, and to the east there is an existing single-family residence which faces Iola Drive. This surrounding pattern alone, presents a compelling argument for conversion of the subject property to at least a Duplex level of density. Given the ½ acre size of the property, it being under the same ownership as one of the adjacent apartment complexes, and its design being controlled by the HPC, there is strong argument for multi-family here as well. The proposed zoning change is indeed compatible with the use of the adjacent properties and the overall land use pattern along this portion of the Williams Street.

Furthermore, with the proposed design drawings the applicant is demonstrating sensitivity to the surrounding neighborhood by designing the proposed building and site to greatly resemble a 2-story historic single-family residence. This design represents the best of both worlds by giving a multi-family dwelling density while keeping the appearance of something (single-family) that currently exists on the property.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of R-M zoning to the City Council.