



GLPC AGENDA ITEM # 11

MAY 23, 2022

Rezoning Request by Salvation Army File #: VA-2022-10

The Salvation Army is requesting to rezone four (4) parcels of land totaling 0.75 acres from Single-Family Residential (R-6) to Multi-Family Residential (R-M). The subject properties are generally located along the south side of Virginia Avenue, west of North Troup Street. This is directly behind and to the north of the existing Salvation Army main facility, located at the NW corner of Smithland Place and North Troup Street. This is also located within the local Historic District. The applicant owns 3 of these properties, has the 4th property under contract, and has ongoing ambitions to acquire the remaining 2 properties to the east along Virginia Avenue. The applicant is proposing to expand their overall facility to include all of these properties under one “campus” master plan which includes some more transitional housing building space.

The subject property is located within an **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 Local Historic District as well as the East End National Register Historic District.

The existing main facility to the south is zoned R-P which allows both the main use and the possibility of transitional housing (through CUP). However, these other properties zoned R-6 do NOT allow transitional housing facilities at all, and a rezoning to at least R-M is required. These properties are located within an Established Residential (ER) character area which caps the possible zoning change at R-M. It is the intent of the applicant to rezone these properties to R-M now, perhaps rezone other properties to R-M later (if acquired), and then to prepare a comprehensive overall “master plan” that can be submitted for formal Planned Development review under both R-P and R-M zoning. Currently, the proposed master plan is “extremely draft” and has a long way to go. Staff is supportive of the overall idea of tying the Salvation Army’s existing facilities at this location into one cohesive “campus” master plan, with perhaps some expansions at an appropriate scale.

The applicant’s current request is really just a stepping stone in the overall process, to get more of the appropriate zoning categories in place to support their vision of an overall master plan. If this rezoning request gets approved, their next steps are to continue seeking the acquisition of the other adjacent properties to the east, but more importantly to now solidify their proposed building plans. These plans, along with any proposed demolitions, will then need formal approval from the Historic Preservation Commission (HPC). Only then would their Planned Development proposal be sufficiently complete to submit back to City Council for final consideration. If after this rezoning the Planned Development process is abandoned, the approved R-M zoning would still be considered compatible with the surrounding land use pattern (which includes both apartments, duplexes, boarding houses, etc..)

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