



GLPC AGENDA ITEM # 10

AUGUST 29, 2022

Rezoning Request by Chaz & Kari Anne Bowden File #: VA-2022-14

Chaz & Kari Anne Bowden are requesting to rezone 0.32 acres from Single-Family Residential (R-15) to Residential Professional (R-P). The subject property is located at 202 Wayne Avenue, which is along the north side of the street about 150 feet west of North Toombs Street. The property contains an existing single-family residence (1,720 sf) and the applicants are proposing to either convert this building or redevelop the entire property as a regular professional office for their law firm. The property also contains existing residential driveways accessing both the front and rear yards. The applicants have not produced a site plan showing how these features might change. As a conventional office, the site will be required to have a standard parking lot with at least 6 parking spaces (based on the current building size)..

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning.

This property is part of the very short Wayne Avenue corridor which is only 2 blocks long, running between North Oak Street and North Patterson Street. Ignoring the corner properties which face either Oak or Patterson, all of the properties facing Wayne Avenue from the north are zoned R-15 while all the properties facing from the south are zoned R-P – with one vacant lot being zoned DR-10 instead. The applicant's main rationale for requesting R-P for their property, is the prevalence of R-P zoning along the south side of the road. However, in spite of the existing R-P zoning, the development pattern along the south side is very much dominated by single-family residential uses, with only one of the properties being used for a professional office and one other being used for a duplex. (total count = 13 houses, 1 duplex, 1 small office) Although the housing pattern is more dense along the south side of the road (as allowed by R-P zoning), this is still very much a residential corridor and the road seems to divide the more intensive pattern to the south (toward W Park Avenue) from the larger lot R-15 neighborhood to the north along North Toombs Street. Therefore, rezoning any of the properties along the north side of Wayne Avenue should be seen as an encroachment into this well-established stable neighborhood and inconsistent with the surrounding land use patterns. As further background, it should also be noted that the property immediately to the east (200 Wayne Avenue) went through the same kind of request for R-P zoning in 2009 for a proposed Real Estate Office (file # VA-2009-23). Staff and the GLPC both recommended denial (7-0 vote), and the request was withdrawn before it reached City Council.

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