

### **Agenda Item #11**

VA-2022-15 HM Valdosta LLC (Wainwright Dr./ Baytree Dr./ Miramar St.) Rezone 7.13 acres from R-6 and R-10 to R-M

H.M. Valdosta LLC is requesting to rezone 11 different parcels of land totaling 7.13 acres as partial neighborhood buyout for purposes of developing an apartment complex. The request is to rezone from Single-Family Residential (R-6) to Multi-Family Residential (R-M) (4.94 acres), and from Single-Family Residential (R-10) to Multi-Family Residential (R-M) (2.19 acres). The subject properties are located along both sides of Baytree Drive, east of Wainwright Drive. Each of the properties currently contain a single-family residence, and the applicant is proposing to redevelop all of these properties together as an apartment complex consisting of 124 dwelling units. The complex will consist of 4 different residential buildings, which vary from 1-story to 3-stories each, and the apartments will be a mixture of 2-bedroom and 3-bedroom units (see attached conceptual layout plan). As part of their overall development plan, and as a completely separate review process, the applicant is also petitioning to close and vacate the portion of Miramar Street right-of-way that is south of Baytree Drive.

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-M zoning.

Back in 2004 a similar rezoning request was submitted and approved for portions of this neighborhood. That request was to rezone from R-10 to R-6 for purposes of redeveloping the properties as a multi-phase apartment complex consisting of about 144 units. Unlike today, the Zoning Ordinance in 2004 allowed apartments in R-6 zoning and the R-M zoning district did not yet exist. After the rezoning, the developer at that time went ahead with the planned apartments on the northerly portions only, and these are currently called "The Gates" apartments (formerly known as College Station). When the City adopted its new Land Development Regulations (LDR) in 2009, multi-family was deleted from the allowable uses in R-6 and the R-M zoning district was created. (All of the City's existing large apartment complexes were then rezoned to R-M in 2009). The remaining R-6 properties were never redeveloped and have been sitting as-is ever since. Now, a new applicant has come along and is essentially proposing to complete the "redevelopment project" that was started in 2004, but under a completely new (& better) development plan. Given the recent history of the neighborhood, the now-existing apartments on properties to the north, and the compact geography of this new proposal, staff is supportive of this request.

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.