



GLPC AGENDA ITEM # 11

SEPTEMBER 26, 2022

Rezoning Request by Machouse Investments LLC File #: VA-2022-19

Machouse Investments LLC is requesting to rezone a total of 1.08 acres from Duplex Residential (DR-10) to Single-Family Residential (R-6). The subject property is currently vacant and consists of portions of 4 different parcels of land located at 207 and 209 West Cranford Avenue. The other portions of these parcels also face West Alden Avenue and North Oak Street, and these portions are proposed to retain their existing DR-10 zoning. Collectively, all of these properties contain a total of 2.20 acres with two (2) historic single-family homes on individual lots (the other 2 parcels are vacant lots). The applicant is proposing to keep the existing historic homes and re-subdivide the total property into a reconfigured single-family residential subdivision under both R-6 and DR-10 development standards.

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-6 zoning. The property is also located within the Local Historic District, and is immediately adjacent to the Brookwood North National Register Historic District.

Conventionally as the property is currently zoned under DR-10, there is conceivably enough total land area to have up to 9 lots for single-family homes (minimum 10,000-sf lot area for each), or up to 7 lots for just duplexes (minimum 13,000-sf lot area for each). However, with the keeping of the two existing historic single-family homes in their present location, the irregular shape of the overall property with 3 street frontages, and DR-10's minimum lot width requirement of 80 feet, there is only enough street frontage available to make 7 total lots --- with most of these new lots being large enough to contain a duplex. No rezoning is required to make this scenario happen.

For comparison, included in this review packet are two conceptual Lot Design scenarios for conventional development/re-subdivision of the property; one for the existing DR-10, and one depicting a possible outcome with the applicant's proposal for R-6 zoning along part of the West Cranford Avenue frontage. The difference between these is simply "one lot", and that is because R-6 zoning only requires a minimum lot width of 60 feet. With 252 feet of West Cranford frontage being rezoned to R-6, this area can hold up to 4 lots (under R-6) but it can only hold up to 3 lots under the current DR-10 zoning. R-6 zoning requires a minimum lot area of 6,000-sf for a single-family home and 9,000-sf for a duplex. Each of these new lots under R-6, would be large enough to contain a duplex. Therefore for the total property, it is a difference of either having 7 lots as currently zoned and 8 lots if the subject portion is rezoned to R-6. In terms of likely "maximum" # dwelling units for the total property, it is likely a difference of 11-12 units under current zoning, and up to 14 units if the rezoning is approved. However, under all of these scenarios we need to remember that any new construction or changes to the existing dwellings must undergo HPC review for compatibility with the Historic District design guidelines.

In lieu of conventional development, the applicant is also contemplating a future Planned Development proposal which exhibits a more creative subdivision design under a proposed conceptual master plan. The applicant's first step in all of this is to rezone a portion of the property to R-6, then obtain HPC review & approval for the site and building designs when ready, and then perhaps submit the Planned Development proposal for a future monthly review cycle.

In focusing on just the current Rezoning proposal for the 1.08 acre portion, it should be noted that there is existing R-P zoning and multi-family residential development directly across the street to the north. Also, the existing neighboring lots to the east along the south side of West Cranford Avenue, are existing "nonconforming lots" in DR-10 zoning which already meet an R-6 standard instead (60' wide, less than 10,000-sf area). Therefore, the proposed R-6 zoning along this segment of West Cranford Avenue is certainly compatible with the surrounding zoning and land use patterns.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of R-6 zoning to the City Council.