



GLPC AGENDA ITEM # 4

FEBRUARY 27, 2023

Rezoning Request by ISH Holdings LLC File #: VA-2023-02

ISH Holdings LLC is requesting to rezone 1.76 acres from Single-Family Residential (R-6) to Multi-Family Residential (R-M). The subject property is located at 915 West Street which is along the east side of the road about 300 feet south of the intersection with West Gordon Street. The property is currently vacant and the applicant is proposing to develop it as an apartment complex with 12 dwelling units. This will consist of six (6) 1-story buildings with two (2) dwelling units in each building. Each unit will be 2-bedroom, 2-bath, and consist of 1,088-sf GFA. All of this is in addition to the applicant's proposed stand alone "duplex" to be developed with the same design on the existing adjacent small lot to the north at 921 West Street, which will keep its R-6 zoning.

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 City's local **Historic District**. The applicant's proposed site layout and building design (for new construction) were approved by the Historic Preservation Commission (HPC) on February 6th.

The surrounding land use pattern is dominated by mostly single-family residential, with some institutional uses (churches) nearby, and also a corner convenience store at W Gordon Street 300 feet to the north. Except for the convenience store's C-C zoning, all of the surrounding and nearby properties are solidly zoned R-6. Therefore, this request for R-M zoning would seem to be "spot zoning" and out of character with the surrounding patterns. However, this subject property is somewhat hard to develop with its sloping topography and irregular shape. It also has limited street frontage in comparison to its overall size. There is enough total land area in the property to produce 12 lots under R-6 standards. However, to be developed conventionally with individual lots containing houses or duplexes, there is only enough road frontage along West Street to produce 3 lots. Each of these would then average a little more than 25,000 square feet, as compared to the minimum required lot size of only 6,000 square feet for a single-family residence in R-6 zoning. In order to add street frontage to allow more lots, a new road (with cul-de-sac) would need to be constructed to gain access to the property's interior. This would only yield about 4 more lots and its cost of construction would exceed the value of the added lots.

The applicant is not seeking high-density residential development and is only wanting to have 12 dwelling units on this property. This matches the overall R-6 density pattern of the neighborhood with an average of "6,000-sf per dwelling", but without the extra expense of constructing a standard road. However, the applicant is wanting to consolidate the rooftops by instead having a village of duplexes with a shared driveway and parking area for the complex. With all 6 of these duplexes being on a single parcel of land, it is therefore classified by definition as "multi-family" development, and hence the need for R-M zoning. The applicant's site plan includes all the required parking and interior access features. The perimeter area will include a 6' opaque privacy fence and a full buffer yard in accordance with LDR requirements. The buildings themselves will exceed the minimum size requirements for floor area, have pitched roofs, and maintain a house/duplex kind of appearance.

There has been very little development or redevelopment in the immediate area in recent years. The applicant's proposal maintains the overall density and land use character of the area, and will hopefully serve as a positive catalyst for future redevelopment proposals.

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.