



GLPC AGENDA ITEM # 8
JUNE 26, 2023

Rezoning Request by Cole Livingston
File #: VA-2023-10

Mr. Cole Livingston is requesting to rezone 31.26 acres from Community Commercial (C-C) to Multi-Family Residential (R-M). The subject property is a portion of a larger parcel of land (75.75 acres) that is currently split zoned C-C and R-M. It is located at 2510 East Park Avenue and 4595 Inner Perimeter Road. The property is currently undeveloped and forested. The applicant is proposing to rezone all but 7 acres of the total property to R-M for purposes of developing this as a residential subdivision with lots for approximately 200 single-family homes. The remaining 7 acres will consist of the frontage along Inner Perimeter Road, it will remain zoned C-C, and it will be held in reserve for possible commercial development.

The subject property is located within a **Community Activity Center (CAC)** 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 Inner Perimeter Road Corridor Overlay District (IPR-COD).

The surrounding zoning designations in the area are dominated by an erratic pattern of C-C, C-H, R-M, and R-10 zoning to the east and south of the intersection of Inner Perimeter Road with East Park Avenue. The surrounding land use patterns in the area are dominated by mostly vacant/undeveloped land, with a few small commercial uses along Inner Perimeter Road, and existing church facilities to the northeast. Despite the applicant's proposal to develop this property as a single-family subdivision at R-10 density, R-10 zoning is not eligible here due to the CAC Character Area. It is not intensive enough. Therefore, any such residential development should be in R-M zoning, which is compliant in the CAC, and allows residential development at all densities (houses, duplexes, apartments). A large portion of this property is already zoned R-M, and the applicant is simply expanding this area for consistency purposes – and at the request of City planning staff. The intent here is to avoid having a single-family residential subdivision that is split-zoned residential/commercial.

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.