

of Cherry Creek Road and mandated two (2) points of connected access to existing R-6 density development, seems a little out of character with what should be a transitional pattern of infill development.

Staff finds the requested combination of R-10 and R-6 zoning consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Vice-Chair Steve Miller asked if the eastern lots on the north and south corners have road access. Mr. Martin explained they would currently be accessed off Cherry Creek Rd.

Speaking in favor of the request:

- Zachary Cowart, Attorney for Applicant – 109 W. Adair St.

Mr. Cowart stated the intent is for the lots to contain single family residences, between 1200 and 1600 sq ft. in size, the current trending desire of older adults. Additionally, Restrictive Covenants will be in place.

Commissioner Rountree inquired as to the number of lots that can be created with its current zoning, and what the net addition would be. Mr. Cowart stated the current zoning could accommodate up to 28 individual lots and if the request is granted, 36 to 37 lots could be created for a net increase of 8 to 9 lots. Mr. Martin stated with necessary infrastructure, as currently zoned, it is more realistic that approximately 22 lots could be fit on the subject property and approximately 34 lots would fit if the rezoning request is granted. Commissioner James Miller asked if the net addition would have a serious impact onto Cherry Creek Rd. Mr. Martin stated three ingress/egress points would lessen the stress on any one access point.

Speaking in opposition to the request:

- Joy Hall – 3528 Lenox Dr.
- Joe Leonard – 3531 Lenox Dr.

Ms. Hall stated concerns about maintaining the integrity of the surrounding subdivisions and that the current sizes of homes in the area are between 1380 and 2211 sq ft. Additional comments were concerning heavy/increased traffic and safety measures.

Commissioner Rountree asked staff if there are currently stub outs to Lenox Dr. and Sussex Dr. from the original site plan. Mr. Martin replied yes – it was a requirement for additional access. The number of homes dictates the number of required access points. Commissioner James Miller asked for clarification that the original site plan indicated the plan for expansion. Mr. Martin confirmed and the current zoning allows for the growth but less dense. Commissioner Steve Miller asked if the current number of houses in the existing subdivision has already triggered the additional access – points requirement. Mr. Martin confirmed.

Mr. Leonard's concerns were traffic focused saying there is already congestion during peak hours.