



GLPC AGENDA ITEM # 7
MARCH 25, 2024

Rezoning Request by Park-Hawthorne LLC
File #: VA-2024-06

The applicant is requesting to rezone 6.34 acres from conditional Single-Family Residential (R-6)(c) to Multi-Family Residential (R-M). The subject property is located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive. This property last received Planned Development approval on 4-20-2023 for a 42-unit non-conventional townhouse style development in R-6(c) zoning (file # VA-2023-04). The applicant is now proposing a more conventional multi-family residential development with 48 dwelling units, fewer onsite amenities, but still keep a general townhouse style to the buildings. The applicant is seeking the conventional R-M zoning in order to have more flexibility as their layout design details continue to evolve.

The subject property is located within a **Suburban Area (SA)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-M zoning.

The subject property is currently undeveloped (farm field). The applicant is proposing to develop this property as one residential complex with 48 townhouse-style apartments divided into 8 buildings. Each unit will be 2-story and contain a 2-car garage and a shared internal access drive. However, the complex will now have clustered buildings that all face each other, with the front sides of the buildings facing a shared internal courtyard and the rear sides facing a shared driveway/alley system. There will still be shared visitor parking, mailboxes, playgrounds, general open space, as well as a 25' landscaped buffer along its east boundary line.

The surrounding development pattern is dominated by the existing single-family residential subdivisions to the east, as well as the vacant land in between which is still planned for additional single-family development. The undeveloped properties to the west across North Forrest Street Extension, are very likely to be developed (long term) with intensive commercial uses due to its frontage along Bemiss Road on the other side. This is reflected in the more intensive Community Activity Center (CAC) Character Area on that side of the road. North Forrest Street Extension is also planned to be eventually widened to 4 lanes with a significant increase in traffic. Therefore, under these long-term scenarios, higher density residential development along this eastern portion of the road frontage, seems to make more sense than continued additional single-family development.

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.