

There were no additional citizens wishing to speak in favor of nor in opposition to this request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented by staff. Commissioner Willis second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #11

VA-2025-11

Stoker Development LLC (310 Eager Road)
Rezone 1.80 acres from R-15 to R-6

Mr. Martin presented the case in which the applicant is requesting to rezone 1.80 acres from Single-Family Residential (R-15) to Single-Family Residential (R-6). The subject property is located at 310 Eager Road which is along the north side of the road, about half way between Jadan Place and Walmar Place. This is also directly across the street from the Langdale Place housing complex. The property currently contains an existing single-family residence (1,453 sf). The applicant is proposing to demolish the existing residence and redevelop the property as a conventional Townhouse complex with up to 17 dwelling units along a private road right-of-way.

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.

** This is the same request (same applicant, same property) that was submitted by the applicant in 2020 for rezoning to R-6 (file # VA-2020-06). That request was recommended for denial by the GLPC (9-1 vote) and was later denied by the City Council on August 6, 2020 (6-0 vote). The only difference in the proposals is that in 2020, the applicant was proposing a mixed-residential development with a total of 15 dwelling units as part of a Planned Development request (if the rezoning to R-6 was approved). Now, the applicant is proposing an all townhouse (single-family detached) development consisting of 17 dwelling units. However the applicant's conceptual site plan does not comply with all the "conventional" development standards for Townhouse development (mainly unit width, and private street design), and this proposed density can only be achieved through either a Planned Development proposal (separate request) or through a series of Variances approved by ZBOA. Most significantly of these, the minimum lot width for R-6 townhouses is 24' and the applicant is only depicting 22' on their site plan, and the access to each lot must be through a conventional right-of-way.

Density and infill development discussion. The subject property is a classic example of a proposal for infill development. Under R-15 zoning, the property has enough land area (78,500 square feet) for up to 5 single-family lots. However, it does not have enough road frontage along Eager Road for more than one lot (each lot must be at least 100' wide and contain at least 15,000 s.f. of land area). The only solution for subdividing this property conventionally under R-15 zoning is to construct a new street (50' right-of-way) along the eastern property line with a cul-de-sac