

## Legislation Details (With Text)

<b>File #:</b>	15-5602	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	5/16/2017	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	5/22/2017	<b>Final action:</b>		5/22/2017	
<b>Title:</b>	Rezoning Petition 2017-012				
<b>Attachments:</b>	1. Consistency Statements, 2. 2017-12_Reco_05-2-17_final, 3. 2017-12_Staff-04-17-17_final-final, 4. 2017-012 vicinity map, 5. 2017-012 rezoning map revised, 6. McClintock Quad Site (7th Rezoning Submittal)_05.16.17				

Date	Ver.	Action By	Action	Result
5/22/2017	1	City Council Business Meeting	Not to refer back to Zoning Committee	Pass
5/22/2017	1	City Council Business Meeting	Adopt the Statement of Consistency	Pass
5/22/2017	1	City Council Business Meeting	Approve	Pass

## Rezoning Petition 2017-012

### Action:

**Render a decision on Rezoning Petition 2017-012 by The Drakeford Company**

- **From R-5 (single family residential)**
- **To MUDD (CD) (mixed use development, conditional) with five-year vested rights.**

### Staff Resource(s):

**Laura Harmon, Assistant Planning Director**

### Explanation

- The public hearing on this rezoning petition was held on April 17, 2017.
- The property is approximately 0.683 acres located on the north side of McClintock Road between Nandina Street and St. Julien Street. (Council District 1 - Kinsey)
- The petition proposes to redevelop three existing single family detached residential dwellings located in the Commonwealth neighborhood to allow 12 single family attached dwelling units, two of which will be live/work units, in three quadraplex buildings, at a density of 17.56 dwelling units per acre.
- The City Council deferred the decision on this petition to May 22, as requested by the petitioner, on May 15, 2017 to allow time to continue to work with the neighborhood on remaining issues.
- The Zoning Committee found this petition to be consistent with the *Central District Plan*, and the density of 17.56 units per acre is consistent with the *General Development Policies* (GDPs). The office component of the live/work units is consistent with the office use recommended for the northernmost property and the residential units are consistent with the residential use recommended for the other two lots based on information from the staff analysis and the public hearing.
- The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the noted modifications.
- The petitioner made the following changes to the site plan after the Zoning Committee vote.

Therefore, the City Council must determine if the changes are substantial and if the petition should be referred back to the Zoning Committee for review.

- Both of the proposed live/work units are now located in building #1, which is located on the western edge of the site.
  - Committed to a maximum building height for all units not to exceed 2.5 stories and no more than 36 feet high at the peak.
  - Reinstated the condition that a real estate sales center or construction trailer may occupy 2145 McClintock Road prior to the development.
- **Staff Recommendation:** The changes are not significant enough to require additional review by the Zoning Committee. Therefore, staff recommends approval of this petition.

**Attachment(s)**

Zoning Committee Statement of Consistency

Zoning Committee Recommendation

Staff Analysis

Vicinity Map

Locator Map

Site Plan