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Item# G.7.

Rezoning H-24-13

Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to
PDP(MF)/ Planned Development Project (Multifamily) with Deviations



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RV Park

SF Residential

Dollar Tree



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Reduction in Traffic Impacts

For example, in ITE, Retail (ITE LUC 822) has a daily trip rate of 54.45 per 1,000 SF and a Fast-Food Restaurant (ITE LUC 933) has a daily trip rate of 450.49 per 1,000 SF.

Comparing Commercial to Townhomes (0.35 FAR for Commercial)

- Existing ADT: Fast Food = 10,542 trips (@ 25% FAR)
- Existing ADT: Retail = 3,822 trips (@ 75% FAR)

- Proposed Townhomes ADT (48 Townhomes) = 315 trips
 - 97% reduction from Fast Food
 - 91% reduction from Retail



Deviations

1. Section 1(D): Deviation from the maximum building area of 35% for the residential area of the project area to 35% of the lot area.
2. Section 5(1): Deviation from the 6,000 SF minimum lot area to 1,854 SF area per lot.
3. Section 5(1): Deviation from the 60' minimum lot width to an 18' lot width.
4. Section 5(1): Deviation from the 50' minimum street frontage to 18' for street frontage.



North of Subject Property
(Single-Family Residential)



South of Subject Property
(Rear of Dollar Tree)



East of Subject Property
(Single-Family Residential)



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West of Subject Property
(MH Park –Dead end of Pythia Place)



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Comprehensive Plan

Residential Category

Objective 1.04B and Strategies 1.04B(1) and 1.04B(2).

Multi-Family Housing

Strategies 1.04B(4), 1.04B(5), 1.04B(6), and 1.04B(7).

Planned Development Projects and Standards

Strategies 1.10C(1) and 1.10C(2).



Conclusion

- Multifamily is considered a transitional use between commercial and single-family uses.
- Staff agrees, the proposed deviations are justified due to the request for a townhome development, which creates these types of deviation request as previously explained.
- Request meets several Objectives and Strategies of the Comprehensive Plan.
- Staff recommendation of approval for the request.

