

Agenda Item

File ID: 2022-1997

Substitute: 1/26/23

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to rezone property from MU-4 (Mixed-Use High Density) Zoning District to MR-1 (Medium Density Residential-1) Zoning District to allow for the construction of multi-family (townhome form) dwelling units.

PETITION NO: Z-22-1245922 (2022-1997)

PROPOSED USE: multi-family (townhome form) dwelling units

LOCATION: 1172 Longshore Drive; 3676, 3686, and 3694 Redan Road

PARCEL NO.: 15-220-01-001, 15-220-01-023, 15-220-01-024, 15-220-01-041

INFO. CONTACT: Brandon White, Current Planning Manager

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PURPOSE:

Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to rezone property from MU-4 (Mixed-Use High Density) Zoning District to MR-1 (Medium Density Residential-1) Zoning District to allow for the construction of multi-family (townhome form) dwelling units.

RECOMMENDATION:

COMMUNITY COUNCIL: (Dec. 5, 2022) Approval. (Aug. 8, 2022) No Quorum.

PLANNING COMMISSION: (Jan. 5, 2023) Approval with Conditions. (Sept. 6, 2022) Approval with Conditions.

PLANNING STAFF: Approval with conditions

STAFF ANALYSIS: See previously submitted case materials.

PLANNING COMMISSION VOTE: (Jan. 5, 2023) Approval with Conditions 8-1-0. Jan Costello moved, Jana Johnson seconded for Approval with three (3) conditions, per Staff recommendation, with an added condition that language be added to include bicycle racks near the greenspace. Tess Snipes opposed. (Sept. 6, 2022) Approval with Conditions 7-0-1. Jan Costello moved, April Atkins seconded for approval with the following conditions: 1) There shall be a third-party property management; 2) There shall be assigned parking; 3) Amenities shall include a dog park and benches near the greenspace; and 4) The property management company will handle all common area maintenance so that all units are maintained in similar fashion. Tess Snipes abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Dec. 5, 2022) Approval 6-2-0. (Aug. 8, 2022) No Quorum. Members present voted for approval.

SUBSTITUTE
Z-22-1245922 (2022-1997)
Recommended Conditions
1-26-23

1. The subject properties shall be developed in general conformance with the enclosed site plan entitled, "Trilogy Residences," dated, January 17, 2023.
2. Building design shall consist of brick and/or stone façade in a manner consistent with the enclosed building elevations.
3. The Subject Property shall be developed as a 100% rental community under the ownership of one entity. No individual units shall be platted or converted into condominium units and transferred, sold or conveyed unless and until approved by the Board of Commissioner through the Major Modification process.
4. The developer shall provide bicycle storage/parking for residents in compliance with Section 6.1.17 (Bicycle/Moped Parking Requirements). Designated storage/parking must be installed prior to the issuance of the first certificate of occupancy.
5. The developer shall construct a monument style, community sign on community property near the access to Redan Road. Signage shall comply with applicable sections of the *Sign Ordinance*.

