



Legislation Details (With Text)

**File #:** 2018-3075    **Version:** 2    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 11/30/2018    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 3/26/2019    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 5 & 7  
 Application of Leslie Bortier to rezone property from R-85 (Residential Medium Lot) District to the R-60 (Residential Small Lot) District to develop 25 single-family detached residences, at 1746 Pleasant Hill Road.

**Indexes:**

**Attachments:** 1. Recommended Conditions Z 19 1242964, 2. Staff Report Z 19 1242964

Date	Ver.	Action By	Action	Result
3/26/2019	2	Board of Commissioners - Zoning Meeting	denied	Pass
3/5/2019	2	Planning Commission	denied	Pass
1/22/2019	2	Board of Commissioners - Zoning Meeting	Full cycle deferral	Pass
1/8/2019	2	Planning Commission	deferred substitute	Pass

**Public Hearing:** YES  NO     **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 5 & 7**

**Application of Leslie Bortier to rezone property from R-85 (Residential Medium Lot) District to the R-60 (Residential Small Lot) District to develop 25 single-family detached residences, at 1746 Pleasant Hill Road.**

**PETITION NO: D.3 Z-19-1242964**

**PROPOSED USE:** Single-Family Detached Residences

**LOCATION:** 1746 Pleasant Hill Trail

**PARCEL NO.:** 16-197-03-015

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application of Leslie Bortier to rezone from R-85 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop 25 single-family detached residences. The property is located on the east and south sides of Pleasant Hill Trail, approximately 667 feet north of the intersection of Pleasant Hill Trail and Pleasant Hill Road at 1746 Pleasant Hill Trail. The property has approximately 650 feet of frontage along the east side of Pleasant Hill Trail and 561 feet of frontage along the south side of Pleasant Hill Trail and contains 5.67 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (02-11-19) Deferral; (12-10-18) Denial

**PLANNING COMMISSION:** (03-05-19) Denial; (1-8-19) Full Cycle Deferral

**PLANNING STAFF:** Approval Substitute R-75 (Residential Medium Lot) District

**STAFF ANALYSIS:** The zoning proposal to the R-60 (Residential Medium Lot) District is inconsistent with the following policy of the 2035 Comprehensive Plan: Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. The requested R-60 District (minimum 6,000 square foot lots) is inconsistent with adjacent and nearby residential property zoned and developed R-85 with minimum 12,000 square foot lots along Pleasant Hill Trail. The R-75 zoning district provides a compatible minimum lot size of 10,000 square feet for single-family detached residences. Therefore, the Department of Planning and Sustainability recommends, “**Approval of the substitute R-75 (Residential Medium Lot) District request, subject to Staff’s recommended conditions**”.

**PLANNING COMMISSION VOTE:** (03-05-19) Denial, 8-0-0. J. West moved, L. Osler seconded for Denial. The motion passed unanimously. (1-8-19) Full Cycle Deferral, 8-0-0. E. Patton moved, V. Moore seconded for a full cycle deferral of the substitute request of R-75 with conditions.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** (02-11-19) Deferral, 5-4-1 More information needed on road improvements. (12-10-18) Denial, 7-0-0. The applicant was not sure of what his intent was for the area and was not prepared for presentation to the Council. Community opposition: increase in traffic; lower property values of existing homes in area; and may bring crime to area.