



Legislation Text

File #: 2018-2434, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

N10 LLOYD NURSE - Z-18-1235094

PETITION NO: Z-18-1235094

PROPOSED USE: A 29-lot single-family residential subdivision.

LOCATION: 2861, 2871, & 2604 Treadway Drive, Decatur

PARCEL NO.: 15-098-01-001& -002 and 15-127-03-007

INFO. CONTACT: Marian Eisenberg

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PURPOSE:

To rezone property from R-100 (Residential-Medium Lot - 100) to R-75 (Residential-Medium Lot - 75) for a 29-lot single-family detached subdivision. The property is located the north side of Treadway Drive, approximately 505 feet east of Snapfinger Road, at 2861, 2871 Treadway Drive and 2604 Snapfinger Road, Decatur. The property has approximately 219 feet of frontage on Treadway Drive and contains 8.72 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: DENIAL.

PLANNING COMMISSION: DENIAL.

PLANNING STAFF: DEFERRAL.

STAFF ANALYSIS: The proposal to rezone the property to R-75 appears to be consistent with policies of the 2035 Comprehensive Plan. The R-75 classification would enable a transition from lower-density single-family residential neighborhoods to the east and southeast of the subject property and the non-residential zoning of the Snapfinger Road-Wesley Chapel-Rainbow Drive commercial node to the northwest. However, the proposal relies on re-platting several lots and it appears that a portion of 2604 Snapfinger Road will need to be rezoned to allow re-platting of the lots. In addition, the site plan does not provide enough information to evaluate the impact of the development on adjoining properties, nor is it clear to what extent the development would be able to meet the development standards of the R-75 district. Therefore, the Department of Planning and Sustainability recommends "Deferral".

PLANNING COMMISSION VOTE: Denial, 8-0-0. V. Moore moved and P. Womack, Jr. seconded for denial.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 10-0-0. The Community Council Board and community residents expressed concerns about traffic, water-runoff, and sewer availability.