



## Legislation Text

File #: 2022-1997, Version: 1

### Substitute

Public Hearing: YES  NO

Department: Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S): Commission District 05 Super District 07**

**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**

**PHONE NUMBER: 404-371-2155**

### 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.