



## Legislation Text

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File #: 2018-3067, Version: 2

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Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 3 & 6

Application of 3012 RIVER ROAD, LLC c/o Shea Roberts to rezone property from R-100 (Residential-Medium Lot - 100) District to RSM (Residential Small Lot Mix) District for development of ten single-family detached homes, at 3012 River Road.

**PETITION NO: N8. Z-19-1235311**

**PROPOSED USE:** Single-family homes.

**LOCATION:** 3012 River Road & 3727 Oakvale Road

**PARCEL NOS. :** 15-040-01-003, 15-057-01-012

**INFO. CONTACT:** Marian Eisenberg

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**PURPOSE:**

Application of 3012 RIVER ROAD, LLC c/o Shea Roberts to rezone property from R-100 (Residential-Medium Lot - 100) District to RSM (Residential Small Lot Mix) District for development of ten single-family detached homes. The property is located on the north side of River Road, approximately 1,010 feet west of Oakvale Road, at 3012 River Road and 3727 Oakvale Road. The property has approximately 240 feet of frontage on River Road and contains 2.44 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** DEFERRAL; IF APPROVED, ADOPT APPLICANT CONDITIONS.

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS.

**PLANNING STAFF:** APPROVAL WITH CONDITIONS.

**STAFF ANALYSIS:** The zoning proposal is consistent with the following policies and strategies of the 2035 Comprehensive Plan: “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density.” (Suburban Character Area Policy 1) and “Ensure that new development and redevelopment is compatible with existing residential areas.” (Land Use Policy 4). The zoning proposal is consistent with the land use transition of higher residential densities near the I-2 Overlay to lower densities south of River Road. In addition, the proximity of several existing RSM zoning districts supports the proposal to rezone the subject property to RSM. The proposed single-family development is similar in density and character with the adjoining River Ridge Court subdivision and would be compatible with R-100 properties to the north and east. Therefore, the Department of Planning and Sustainability recommends “Approval with conditions”.

**PLANNING COMMISSION VOTE:** Approval with Conditions, 8-0-0. V. Moore moved, J. Johnson

seconded for approval with nine conditions as recommended by Staff.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Deferral, 7-2-1. Neighbors raised concerns about traffic safety and the possible increase in accidents if more homes are built on River Road. Neighbors were also concerned about who would be living in the homes and stated that they have worked to clean up crime in the neighborhood. The Community Council Board recommended “Deferral” but if the Board of Commissioners approves the proposal, the Board recommended adopting the applicant’s conditions and requiring a deceleration lane.