



GLPC AGENDA ITEM # 4

APRIL 29, 2024

Rezoning Request by DPI Holdings LLC File #: VA-2024-07

On behalf of DPI Holdings LLC, Jamey Dewar is requesting to Rezone 0.57 acres from Single-Family Residential (R-10) to Single-Family Residential (R-6). The subject property contains an existing single-family rental residence and is located at 1613 Williams Street. This is along the east side of the street, about 200 feet south of the intersection with East Moore Street. This is immediately south of the Treeloft Apartments building (also owned by the applicant) along the south side of East Moore Street, and directly across from the Carolyn Apartments along the west side of Williams Street. The applicant is proposing to demolish the existing residence and construct a one-story duplex on the property, with parking being located behind this new building. ** This is the same property that was the subject of a previous rezoning request 2 years ago by the same applicant, but instead for Multi-Family Residential (R-M) zoning to allow a proposed small apartment building with 4 dwelling units. The previous request was denied by City Council with a 6-0 vote on 4-7-2022 (file # VA-2022-05)

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-6 zoning. The property is also located within the City's local "Historic District". The applicant's proposed demolition and new construction has already been approved by the Historic Preservation Commission (HPC) at their meeting on April 1st (file # HPC-2024-33).

.The subject property is part of the Brookwood North neighborhood which contains a mixture of residential types in a mostly older built-out pattern. The subject property is surrounded on the north and west by existing apartment complexes (one of which is owned by the applicant). To the south there is an existing Duplex, and to the east there is an existing single-family residence which faces Iola Drive. This surrounding pattern alone, presents a compelling argument for conversion of the subject property to at least a Duplex level of density. Given the ½ acre size of the property, it being under the same ownership as one of the adjacent apartment complexes, and its design being controlled by the HPC, there is strong argument for higher density residential development than what R-10 would allow. . The proposed zoning change is indeed compatible with the use of the adjacent properties and the overall land use pattern along this portion of the Williams Street.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of R-M zoning to the City Council.