



GLPC AGENDA ITEM # 6

OCTOBER 28, 2024

Rezoning Request by Julian & Norma Cloud File #: VA-2024-14

Julian and Norma Cloud are requesting to rezone two (2) parcels totaling 0.71 acres from Duplex Residential (DR-10) to Residential Professional (R-P). The subject properties are contiguous, and located at 212 West Park Avenue and 211 Wayne Avenue respectively. This is in the area to the east of North Oak Street, between West Park Avenue and Wayne Avenue. The properties are currently vacant and the applicants are proposing to simply market them for professional office development, in conjunction with their existing landlocked R-P parcel (0.21 acres) that is contiguous to the east. The applicants have submitted two different conceptual layout plans for these properties (see attached), but these are for illustration and marketing purposes only. They are not actual site plans being proposed for development at this time.

The subject properties are located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning. The southern parcel facing West Park Avenue is also currently located within the local Historic District.

In their application, the applicants state that *“The purpose of the rezoning is to replace the now-defunct DR-10 zoning classification on 2 of our 3 parcels to R-P, which matches the current zoning on the 3rd parcel, thereby giving all 3 parcels a zoning classification of R-P. After owning the property for 40 years, we are now ready to sell it and want to get all 3 parcels zoned the same, so that a prospective purchaser can present a development plan that is permitted under the R-P zoning classification.”*

The subject property is part of mixed-use but relatively low intensity development area that has been trending toward non-residential. The overall surrounding zoning pattern is dominated by R-P zoning, with O-P zoning on the abutting properties to the west, R-15 zoning to the north of Wayne Avenue, and additional DR-10 zoning to the south across West Park Avenue. The surrounding land use pattern is slightly more residential than expected – by virtue of many nearby R-P properties having residential uses instead of offices. However, the only undeveloped properties in the area do belong to the applicant. These are immediately bordered exclusively by either O-P or R-P zoning. Therefore, either R-P or O-P would seem to be the only logical choices for the subject properties in order to facilitate a logical infill development. With the applicant’s adjacent vacant property already being R-P, and from a strictly “zoning map consistency” perspective, R-P seems the more logical choice.

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