



GLPC AGENDA ITEM # 6
MARCH 31, 2025

Rezoning Request by Justin Nijem
File #: VA-2025-04

Justin Nijem is requesting to rezone 0.84 acres from Neighborhood Commercial (C-N) to Multi-Family Residential (R-M). The subject property is a triangular-shaped parcel located at 1604 Lankford Drive, which is along the north side of the road about 400 feet east of North St Augustine Road. This is also between the Westside Baptist Church and the Circle K convenience store. The property is currently vacant and the applicant is proposing to develop it with a 15-unit, 2-story apartment building in accordance with a submitted site plan. Each dwelling unit will consist of one (1) bedroom and one (1) bath, and total about 850 square feet of heated floor area. Because C-N does not allow multi-family development, the applicant is seeking the downzoning to R-M.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-M zoning.

The subject property is one of the last remaining vacant properties along the Lankford Drive corridor which is dominated by mainly institutional and high-density residential uses, with limited commercial uses at either end. The existing zoning pattern along this corridor is dominated by R-10 and R-M. Most of the R-10 portion is misleading in that it is mostly developed with institutional uses such as the adjacent Westside Baptist Church and the Parker Mathis Learning Center (alternative school) just beyond. There are seemingly increasing levels of traffic along this corridor, and this will probably increase dramatically if/when Lankford's planned connection to Norman Drive is completed. The subject property is definitely not conducive for R-10 single-family residential development due to its irregular shape, and its location along this 4-lane arterial roadway. Although the uses allowed in the existing C-N zoning or even in an R-P or O-P alternative would be deemed acceptable here, there is some merit in choosing multi-family development for this property --- given the large apartment complex across the street and the adjacent non-residential uses. This would make a choice of either R-P or R-M zoning interchangeable here, but given the current lack of actual R-P zoning along this corridor, R-M would seem the better choice for now.

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.