

have been going through redevelopment and these trends have been mostly for multi-family development. All of this is broadly supported by the NAC and Transitional Neighborhood (TN) Character Area designations along the corridor. Vehicular access through the corridor is centered on West Gordon Street which has a “Major Collector” classification and is designed/planned to carry a moderate volume of traffic.

However, most notably in all of this is that the subject property sits directly between an existing new apartment complex to the west (already on R-M property), and a proposed complex to the east (on C-C property) which is being developed by the applicant and is already in the plan review process. If this rezoning process is approved, the applicant is proposing to maybe link these two complexes together in order to facilitate a better site design for both. (see attached site sketch) In terms of architectural style, the applicant is proposing to emulate the design of the existing complex to the west (see attached photos). There is also R-M density development on some of the properties across the street to the north, as well as R-M zoning on vacant properties across the railroad track to the rear of the subject property. All these things together make the applicant’s proposed rezoning very logical and consistent with surrounding patterns.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

There being no questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Mr. Tyler Dallas, Attorney for the Applicant - 1007 N. Patterson St.

Mr. Dallas stated he was present to answer any questions and said the developer is in talks about possibly using the same design as the adjacent property’s apartments.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Bythwood to recommend approval of the request. Commissioner Bailey second. All in favor, no one opposed. Motion carried. (9-0)

Agenda Item #11

VA-2025-03 Alexander Wynn (212 Springhill Street)
Rezoned 0.33 acres from R-10 to R-6

Mr. Martin presented the case in which the applicants are requesting to rezone one (1) parcel comprising 0.33 acres from Single-Family Residential (R-10) to Single-Family Residential (R-6). The subject property