

CITY OF LILBURN
PUBLIC HEARING ITEM 1

Date:	November 1, 2018	To:	Mayor and Council
From:	Joellen Wilson	Department:	Planning & Econ Dev't
Work Session Date:	November 12, 2018	Presenter:	Joellen Wilson
Agenda Title:	RZ-2018-03 from CB, Commercial Business to R-2, Medium Density Residential to allow 49 unit townhome development on approximately 7 acres of property at 242 and 280 Rockbridge Road, being identified as Tax Parcels 6136 002, and 6137 002A.		
Audio/Visual Req'ts:		Meeting Date:	November 12, 2018
Agenda Item (Background/History/Details):			
<p>ZONING HISTORY The subject property was zoned by the city as CB-Commercial Business in 2011 with the adoption of the 2011 Zoning Ordinance, but has never developed commercially.</p> <p>APPLICANT'S INTENT The applicant intends to develop a residential subdivision with 49 fee simple (for sale) townhomes. The homes proposed are 2+ stories with garage space and minimum 2,000 square feet per lot (min. 1,400 sf heated area). Access is proposed with a single entrance on Rockbridge Road.</p> <p>ANALYSIS OF REZONING REQUEST The Future Land Use Map designates this and other properties along Rockbridge Road for Mixed Use Redevelopment. Existing properties in the vicinity include residential, recreational, industrial and commercial uses, as well as individual single family residences on properties zoned for commercial use.</p> <p>The re-zoning from more intense commercial use to a medium density residential use accomplishes the goals of both the City's 2030 Comprehensive Plan and Future Development Map. According to the Zoning Ordinance (Section 402. - R-2) Medium Density Residential district <i>"is intended to provide land areas devoted to moderate density uses consisting primarily of detached and attached single-family dwellings, townhomes, clustered and cottage housing types, and other creative, flexible small lot development designs, as well as existing multi-family residential. Land areas zoned R-2 are also intended to provide a transition between lower density single-family residential districts and the higher density multi-family, mixed-use, and commercial business uses.... The R-2 district establishes a density of nine dwelling units per gross acre."</i></p> <p>The proposed 49 townhome development (7.09 units/acre) meets the criteria for R-2 zoning and provides the potential for a walkable community where residences are located in close proximity to services and retail.</p> <p>Based upon the <i>Criteria for Amendments to the Official Zoning Map</i>, and the above considerations, the Planning Commission recommended APPROVAL of the request for rezoning to R-2 with Conditions as follows:</p> <ol style="list-style-type: none"> 1. Side and rear setbacks adjacent to low density residential uses shall include minimum 5' wide evergreen landscape strip, except where pedestrian connectivity is proposed. 2. Pedestrian connectivity shall be provided throughout the development and within common area to adjacent right of way (Cobblestone Way). 			

3. Building elevations shall be provided to Department of Planning and Economic Development for approval, with architectural treatments that result in compatible but unique individual housing units within each building.
4. Mail kiosk, if provided, shall include overhead protection from elements.

Staff Recommendation:

Staff recommends: "A motion to approve Ordinance No. 2018-529 approving RZ-2018-03 with conditions."

Department Head Approval: Doug Stacks

Mayor's Signature Required: YES NO

List Attachments:

1. Application
2. Staff Report
3. Planning Commission Draft Meeting Minutes
4. Legal Ad
5. Ordinance #2018-529