



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2023

Re: 3612 Oakland Gravel Road - Zoning Map Amendment (Case # 8-2023)

Executive Summary

Approval will rezone property addressed as 3612 Oakland Gravel Road from R-1 to R-2, to facilitate development of the site with cottage-style lots, subject to Board of Adjustment approval of "optional development standards."

Discussion

A request by Crockett Engineering Consultants (agent), on behalf of Black Dog Consulting and Development, L.L.C. (owner), seeking approval of a rezoning from R-1 (One-family Dwelling) to R-2 (Two-family Dwelling) to facilitate future development of the site with "cottage-style" lots. The 3.3-acre site is located on the eastern frontage of Oakland Gravel Road, approximately 500 feet north of Blue Ridge Road and is commonly addressed 3612 Oakland Gravel Road.

Per Section 29-6.4(f) of the UDC, the ability to create "cottage-style" lots (lots with smaller minimum lot area and reduced setbacks) on R-2 property requires approval of "optional development standards" by the Board of Adjustment (BOA). Procedurally, the BOA cannot be presented with an application seeking such a designation unless the parcel is zoned R-2 or has been rezoned to R-2. The applicant, as part of the concept review for this specific request, submitted a preliminary sketch (attached) of a potential cottage-style lot subdivision layout is intended if the cottage standards are granted.

The subject site is shown as being located in a 'Neighborhood' district on the future land use map of the City's Comprehensive Plan. The requested rezoning is consistent with this future land use designation and the uses currently permitted on the site. Further zoning analysis is contained within the attached staff report to the Planning and Zoning Commission. Additionally, the subject site lies within the Urban Service Area (USA) of the City and is not known to be limited by any public infrastructure capacity issues. Costs for utility extension/expansion would be the responsibility of the developer.

The Planning and Zoning Commission considered this request at their January 5, 2023 meeting. Staff presented its report. The applicant and owner discussed development of the property and noted the procedural requirements for Board of Adjustment applications and rezoning requests as they relate to cottage-standards for R-2 property. One member of the public spoke in favor this request and infill development. A letter of opposition from one neighbor is attached. After additional Commission discussion regarding current procedures for cottage-standards, a motion was made to approve the rezoning that passed (8-0).



The Planning Commission staff report, locator maps, surrounding zoning graphic, concept review sketch, public correspondence, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning from R-1 to R-2 as recommended by the Planning and Zoning Commission.