

CASE NO: Z2004174

Staff and Zoning Commission Recommendation - City Council

Date: August 26, 2004

Zoning Commission Meeting Date: August 03, 2004

Council District: 7

Ferguson Map: 615 E1

Appeal: No

Applicant:

The Salvation Army, a Georgia Corporation

Owner:

The Salvation Army, a Georgia Corporation

Zoning Request: From MF-33 Multi Family District (Lots 1 through 6) and R-4 Residential Single-Family District (Lots 7 through 12) to MF-40 Multi Family District

Lots 1 through 12, Block 49, NCB 2011

Property Location: 2806 West Ashby Place

Proposal: To construct apartments

Neighborhood Association: Woodlawn Lake Community Association

Neighborhood Plan: Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

The Community Plan provides for public/institutional uses on the subject properties. Public/Institutional use provides for public, quasi-public, utility company and institutional uses. The proposal by Salvation Army is to provide affordable housing for Senior Citizens. Action Step 3.4.1 of the plan provides for:

1. Encourage higher density residential development in certain locations to help create the population to support public transportation, increase pedestrian traffic and shop at area businesses, and
2. Identify potential sites to develop housing for seniors and the disabled.

Approval. Transitional housing currently exists on the subject property. The applicant is proposing to construct 62 apartment units. The subject property is situated in a pocket of more intense uses, themselves within the center of a R-4 single-family residential neighborhood. Given the number of apartment units permitted, adjacent MF-33 zoning and uses, and the existing structures on the subject property, MF-40 zoning would be compatible with the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 6

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No. Z2004174

Existing Zoning R-4 and MF-33 Requested Zoning MF-40

Registered Neighborhood Association(s) & Contact Information: (to be verified by case manager)
Woodlawn Lake Community Association – c/o Alejandro Soto, 2122 W. Mistletoe (78201)

Date Neighborhood Association(s) Notified by U.S. Mail: _____ (to be completed by Case Manager)

Neighborhood/Community/Perimeter Plan: Near Northwest Community Plan

Date Planning Team Notified by U.S. Mail: _____ (to be completed by Case Manager)

Future Land Use for the site:

The Community Plan provides for public/institutional uses on the subject properties. Public/Institutional use provides for public, quasi-public, utility company and institutional uses. The proposal by Salvation Army is to replace the existing residential barracks and provide a new 62 unit development for Senior Citizens. Action Step 3.4.1 of the plan provides for:

1. Encourage higher density residential development in certain locations to help create the population to support public transportation, increase pedestrian traffic and shop at area businesses, and
2. Identify potential sites to develop housing for seniors and the disabled.

Other Comments:

None.

Analysis:

X Request conforms to Land Use Plan _____ Request does not conform to Land Use Plan

Staff Recommendation:

X Supports _____ Alternate Recommendation _____ Recommends Denial

Reviewer: Andrew Spurgin Title: Senior Planner

Date: July 19, 2004

Manager Review: Nina Nixon-Mendez, July 20, 2004

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ZONING CASE NO. Z2004174 – August 3, 2004

Applicant: The Salvation Army

Zoning Request: “MF-33” Multi Family District (Lots 1 through 6) and “R-4”
Residential Single Family District (Lots 7 through 12) to “MF-40”
Multi Family District.

Robert Stutts, representing the applicant, stated their intent is to construct apartments to house senior citizens on the subject property. He further stated he has been in contact with the surrounding neighbors to present his proposal and they were in support.

OPPOSE

Mr. Reyna, stated he is not in opposition or in favor of the request. He stated he would like more information of what they are proposing. He further stated he was not notified of this proposed apartment complex.

Marcos Villalon, stated his is opposition of this request. He stated this area is heavily congested and feels this complex would invite more traffic into the neighborhood. He also expressed concerns with how this may affect their property values.

REBUTTAL

Robert Stutts, representing the applicant, stated they are proposing to construct approximately 62 units. He further stated the does not feel the traffic would increase since this complex is housing the elderly.

Staff stated there were 19 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Woodlawn Lake Community Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner McAden to find consistency of the neighborhood plan.

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AYES: Martinez, Dixon, Sherrill, McAden, Stribling, Peel
NAYS: None

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lots 1 through 2, Block 49, NCB 2011 at 2806 West Ashby Place.
2. There were 19 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Dixon, Sherrill, McAden, Stribling, Peel
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.