

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION
December 20, 2017

Item 17-69

Spencer Rezoning

(City of Green Planning Dept./
Arlington Ridge Townhomes, Inc.)

Location: Robins Trace

Rezoning Request: 3.05 Acres R-2 to R-1

PLANNING DEPARTMENT

The City of Green Planning Department, in conjunction with Arlington Ridge Townhomes, Inc., is presenting a proposal to amend the City of Green Zoning Map and District by rezoning approximately 3.05 acres of land from R-2, Multi-Family Residential to R-1, Single-Family Residential. The property is located on the east side of Robins Trace, which is the public roadway that serves as the main entrance to the Robins Trace subdivision.

Arlington Ridge Townhomes, Inc. is proposing to develop a workforce apartment community (townhomes) that will be reviewed in detail at tonight's meeting. A community information meeting was held by the developer to advise the residents of the adjacent housing allotments of the project and to address any questions/concerns. The rezoning of this property was an issue raised at the meeting and is now being brought forward for PZC review and consideration.

The townhome site is comprised of four (4) existing parcels of land that front on Moore Road. A fifth parcel would also be purchased by the developer and, with a slight boundary line adjustment, would become the 3.05acre parcel under consideration for this rezoning request (see attached). All five (5) parcels are currently under common ownership. Minor subdivision documents have been submitted to the City that would create both the "rezoning" and "development" parcels (i.e. five parcels would become two parcels).

The vacant rezoning parcel has 50' of frontage on Robins Trace and contains a stream and two ponds that are integrated into the stream channel. The eastern pond serves as stormwater management for the adjacent Robins Gate condominium community and lies within a platted drainage easement (see attached). No changes are proposed for the water features or easement area. If rezoned, the property would remain vacant/undeveloped. It would serve as a buffer between the two adjacent allotments (Robins Trace/Robins Gate) and the proposed townhome community by assuring no multi-family development could occur.

The PZC is being asked to review the rezoning request and make a recommendation to City Council. Contiguous property owners have been notified of the PZC meeting as a courtesy. Code requires the Clerk of Council to notify contiguous property owners of Council's required public hearing.

Summary of Area	Adjacent Zoning	Adjacent Land Use
North	R-1	Single-Family Residential
South	R-1/R-2	Single-Family Residential/Allotment park (Robins Trace)
East	R-2	Single-Family Residential (Robin Gate)
West (across Robins Trace)	R-1	Single-Family Residential

The rezoning of the land from R-2 to R-1 would permit the uses indicated on the attached Table 1226-1 of the Land Development Code. Note that the land will remain vacant as part of the plan to develop the apartment community on Moore Road.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

No comments requested.

FIRE

No comments requested.

ZONING

No comments requested.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation by the PZC to City Council for the rezoning of approximately 3.05 acres of land from R-2, Multi-Family Residential to R-1, Single-Family Residential.

Any comments/concerns of contiguous property owners or others should also be considered in this rezoning request. A list of contiguous property owners is on file.