

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

June 16, 2021

Item 21-27

Breedlove Rezoning

(J. Breedlove Wiley, Property Owner)

Location: 2961 Graybill Road

Rezoning Request: 24.78 acres I-1 to R-1

PLANNING DEPARTMENT

Applicant is presenting a proposal to amend the City of Green Zoning Map & District by rezoning approximately 19.49 acres of land from I-1 (General Industrial) to R-1 (Single-Family Residential). The property is located at 2961 Graybill Road. In addition to this, Staff is recommending that the adjacent 5.03 acre property and the adjacent portion of the Metro Regional Transit Authority property be included in the rezoning request. With the additional land, the total area of the request is approximately 24.78 acres of land from I-1 (General Industrial) to R-1 (Single-Family Residential).

The 19.49 acre tract is located on the west side of Graybill Road, between the two 90 degree bends. It contains a single-family residence and outbuildings near its center with a wooded wetland area to the south and agricultural field to the north. It is in the process of being subdivided into two parcels. The northern of the two parcels (agricultural field) is also in the process of further subdivision into four parcels. A frontage variance was granted by the PZC for this proposal at the May 19, 2021 meeting. The purpose is to construct four single-family residences on these lots. The existing residence would remain at this time. An aerial of this property is attached for reference. The 5.03 acre property is adjacent to the north and contains a single-family residence. The owner of that property, which is also shown on the aerial, has been notified of the rezoning and has no objections. Both existing residences within the area to be rezoned are legal non-conforming uses.

The PZC is being asked to review the request for rezoning 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	I-1	Vacant
South	R-1	Single-Family Residential
East	R-1/I-1	Vacant
West	I-1/R-1	Metro Railroad Tracks Single-Family Residential

DESIGN REVIEW BOARD

No review required.

ENGINEERING

No comments requested.

FIRE

No comments requested.

ZONING

No comments requested.

STAFF RECOMMENDATION

The rezoning of the land from I-1 to R-1 would remove the non-conforming status of the existing residences and allow for new residential development, as referenced, which is consistent with recent development in this area. The rezoning also aligns with the Implementation Strategies of the City's Land Use Plan. This involves the "down-zoning" of non-industrial properties that lie along the Metro railroad tracks. This down-zoning has occurred along the tracks over the years. (A copy of the Strategy is attached for reference.)

Staff, therefore, would recommend a favorable recommendation by the Planning & Zoning Commission to City Council for the rezoning of approximately 24.78 acres of land from I-1 (General Industrial) to R-1 (Single-Family Residential). Any concerns of contiguous property owners or others should also be considered in this rezoning request.