

AGENDA ITEM SUMMARY

MEETING DATE

October 24, 2023

PRESENTED BY

Tom Martin, Acting Community Development Director

AGENDA ITEM # VI.11

Consideration of adopting Resolution #R-23-___ denying a Conditional Use Permit and Resolution #R-23-___ denying an amendment of the Future Land Use Map (FLUM) that would allow the construction of nineteen (19) apartments to be located at 3146 and 3150 Wards Ferry Road.

RECOMMENDATION

Denial of the CUP to allow the construction of a nineteen (19) unit apartment complex in a B-1, Limited Business district at 3146 and 3150 Wards Ferry Road.

SUMMARY

Timberlake Investments, LLC is petitioning for a CUP at 3146 and 3150 Wards Ferry Road to allow the construction of nineteen (19) apartments in a B-1, Limited Business district. Apartments are permitted in this zoning district upon approval of a CUP from City Council. The petitioner had originally requested twenty-four (24) apartments but has since reduced the request to nineteen (19) units, following the Planning Commission meeting.

The Comprehensive Plan 2013-2030 recommends a Neighborhood Commercial use for the subject properties. The petition proposes to amend the Future Land Use Map (FLUM) to Medium Density Residential. Medium Density Residential areas are characterized by small-lot single family detached housing, duplexes and townhomes at densities up to twelve (12) units per acre. The property consists of one and six hundred twelve thousandths (1.612) acres, which would support nineteen (19) units under a Medium Density land use. However, the proposed apartments are not in keeping with single-household, duplex, or townhome uses recommended in a Medium Density area.

City Council will discuss potential changes the developer is considering to build townhouses on this property during the October 24, 2023 work session.

PRIOR ACTION(S)

October 10, 2023: City Council held a public hearing. The item was tabled.

September 26, 2023: City Council Business Item Briefing.

August 23, 2023: The Planning Commission recommended denial (7-0) of the CUP and FLUM amendment petitions (for 24 units).

August 23, 2013: The Planning Division recommended denial of the petition.

FISCAL IMPACT

N/A

CONTACT(S)

Tom Martin, Acting Community Development Director
Rachel Frischeisen, Senior Planner

ATTACHMENT(S)

1. Resolutions
2. Planning Commission Minutes, Report, and Attachments

REVIEWED BY



Kent White, Assistant City Manager

Date: October 19, 2023



Wynter C. Benda, City Manager

Date: October 19, 2023



Alicia Finney, Clerk of Council

Date: October 19, 2023