

AGENDA ITEM SUMMARY

MEETING DATE

September 26, 2023

PRESENTED BY

Rachel Frischeisen, Senior Planner

AGENDA ITEM # IV.8

Conditional Use Permit (CUP) & FLUM Amendment: Neighborhood Commercial to Medium Density Residential – Wards Ferry Road Apartments – 3146 and 3150 Wards Ferry Road

RECOMMENDATION

This item will appear for City Council vote on the October 10, 2023 Public Hearing agenda. 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.

PRIOR ACTION(S)

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

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

FISCAL IMPACT

N/A

CONTACT(S)

Rachel Frischeisen, Senior Planner
Tom Martin, City Planner

ATTACHMENT(S)

1. Planning Commission Minutes, Report, and Attachments

REVIEWED BY



Kent White, Director of Community Development

Date: September 20, 2023



Mercedes Braun, Executive Assistant to the City Manager

Date: September 21, 2023



Wynter C. Benda, City Manager

Date: September 21, 2023



Alicia Finney, Clerk of Council

Date: September 21, 2023