

City Council



P24-31

August 12, 2024



Owner: Judith Knowles Bunce, John O. Bunce, and Homeplace Holdings LLC

Applicant: Larae Tucker

Request: SF-10 to LC

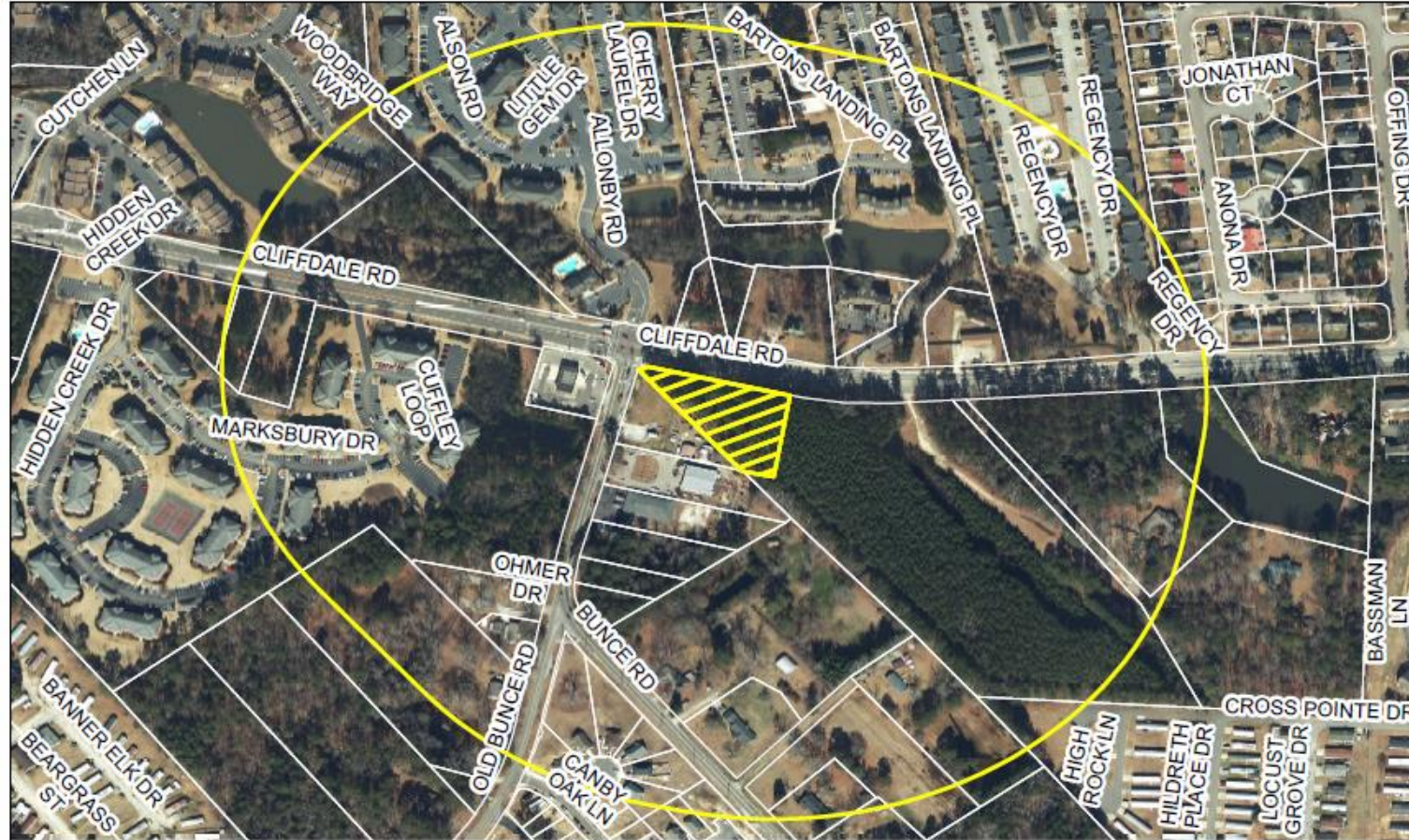
Location: 0 ? Drive

Acreage: 1.35 ± acres

District: 7 – Brenda McNair

REID #: 9497959572000







Aerial Notification Map

Case #: P24-31

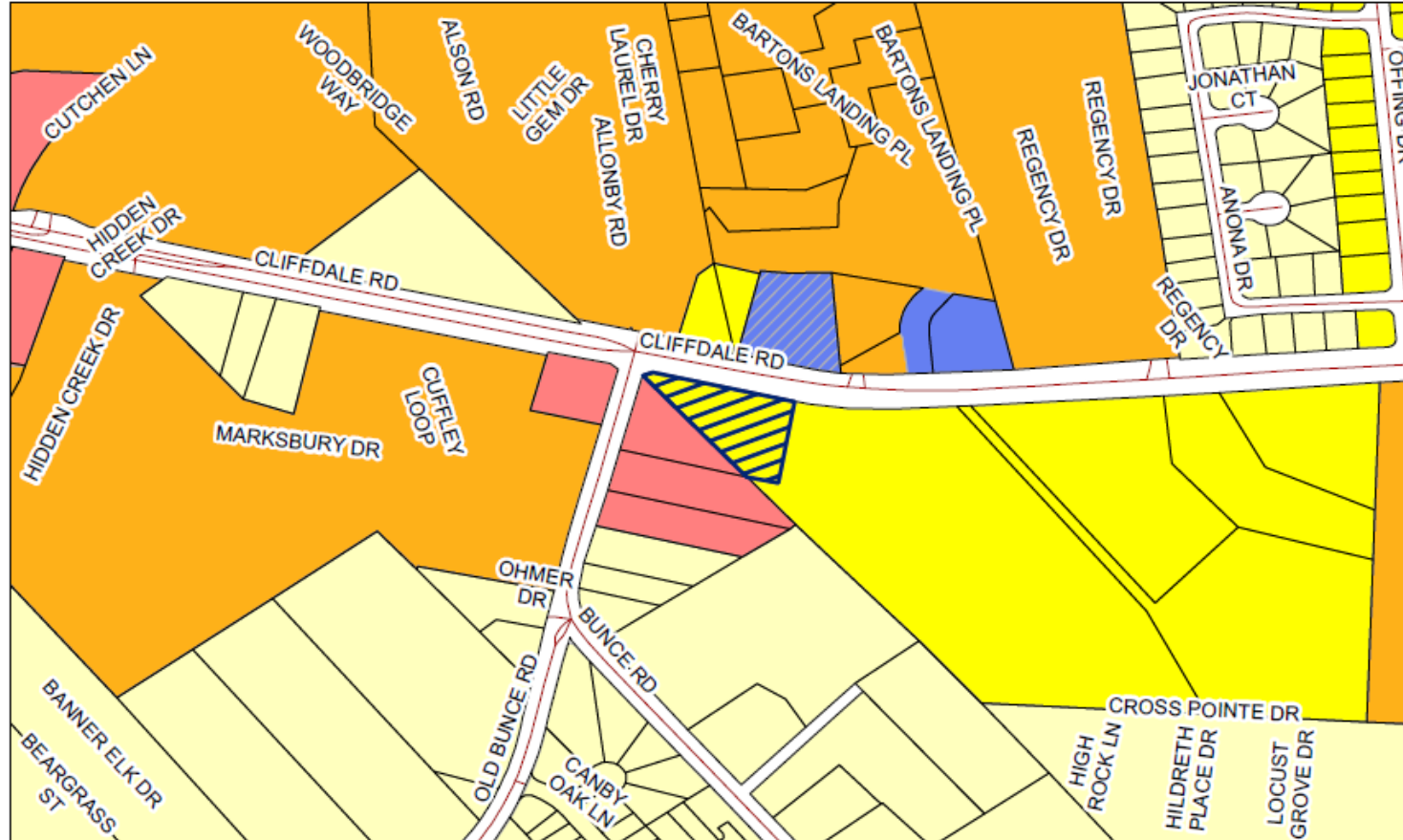
Request: Single-Family Residential 10 (SF-10) to Limited Commercial (LC)

Location: 0 P Drive, REID #: 9497959572000

-  P24-31 Buffer
-  P24-31

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.












Zoning Map

Case #: P24-31

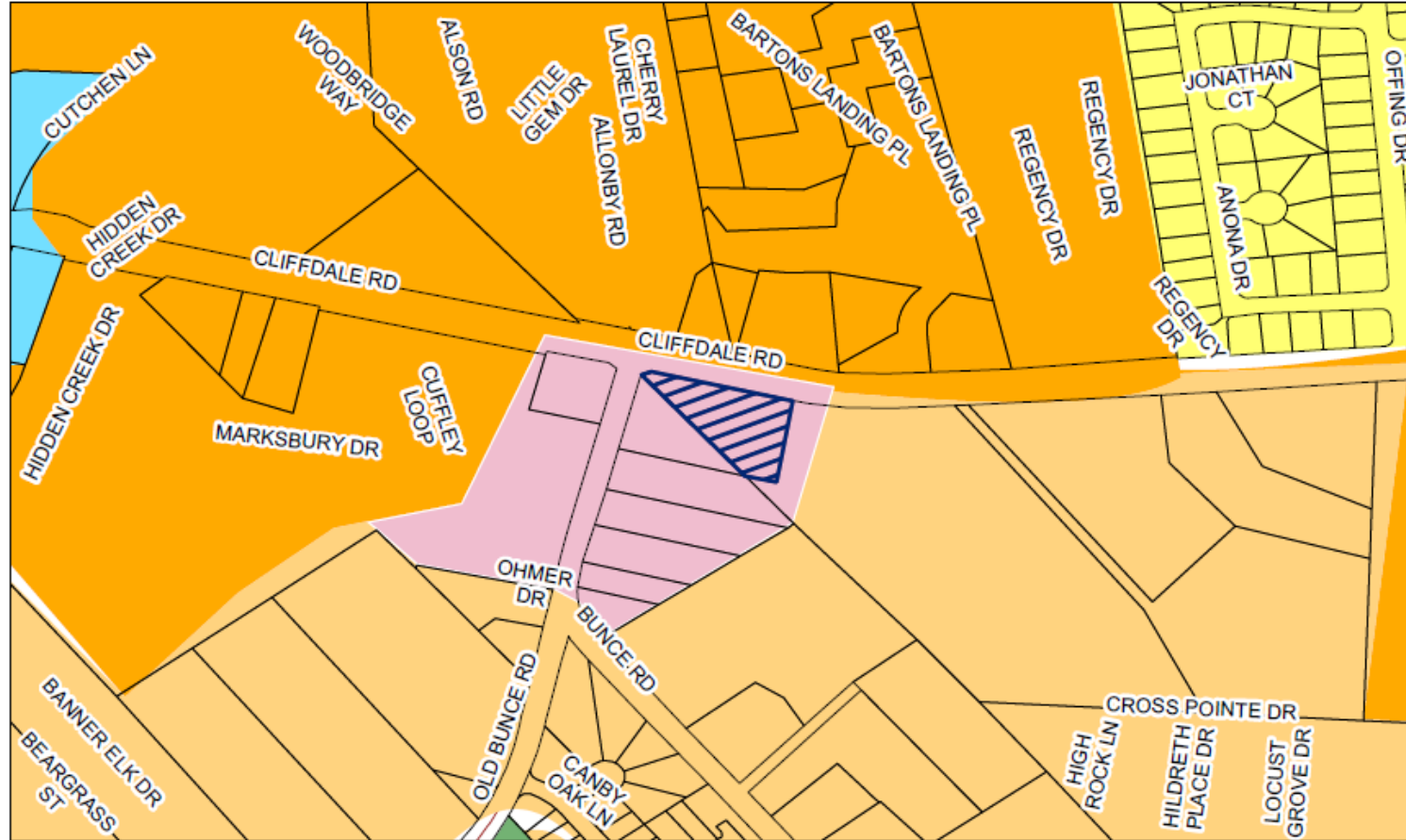
Request: Single-Family Residential 10 (SF-10) to Limited Commercial (LC)

Location: 0 ? Drive, REID #: 9497959572000

-  P24-31
-  LC - Limited Commercial
-  MR-5 - Mixed Residential 5
-  OI - Office & Institutional
-  OI/CZ - Conditional Office & Institutional
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10

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Future Land Use Map

Case #: P24-31

Request: Single-Family Residential 10 (SF-10) to Limited Commercial (LC)

Location: 0 ? Drive, REID #: 9497959572000

-  P24-31
Land Use Plan 2040
- Character Areas**
-  PARKOS - PARK / OPEN SPACE
 -  LDR - LOW DENSITY
 -  MDR - MEDIUM DENSITY
 -  HDR - HIGH DENSITY RESIDENTIAL
 -  NMU - NEIGHBORHOOD MIXED USE
 -  OI - OFFICE / INSTITUTIONAL

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- GIS data shows the property has remained undeveloped since 1968, now predominantly forested with thick undergrowth.
- Deed records detail the property's history since 1914, showcasing a century of transactions, boundary definitions, and evolving land use, with the latest transfer in 2022 to Homeplace Holding, LLC.
- Designated for Neighborhood Mixed Use development with a mix of residential and commercial uses, promoting a vibrant, walkable environment with varied building heights and housing options.
- The request is for LC, which supports moderate-intensity commercial uses compatible with surrounding residential areas.

- The rezoning aligns with the Neighborhood Mixed Use designation by integrating commercial and potential residential uses, potentially enhancing walkability with future street design changes and moderate improvements.
- The property's soil is suitable for construction with proper erosion and drainage management. Traffic on Cliffdale Road (AADT 28,000) and Bunce Road (AADT 13,000) requires careful planning to manage congestion and ensure safety.
- The proposal aligns with some principles of modern urban planning, increasing the potential for walkability and sustainability, requiring proper traffic management and environmental safeguards.
- The TRC will ensure these elements are addressed during the approval process.

The Zoning Commission and Professional Planning Staff recommend that the City Council approve the map amendment to LC. This recommendation is based on the following findings:

- The proposed zoning change aligns with the Future Land Use Plan (FLUP) and the Unified Development Ordinance (UDO).
- Permitted uses and development standards for the LC district are appropriate for the site given surrounding zoning and land uses.
- There are no anticipated negative impacts to public health, safety, morals, or general welfare.

1. City Council moves to approve the map amendment to LC as presented, finding it consistent with the Future Land Use Plan as demonstrated in the attached consistency and reasonableness statement.
2. City Council moves to approve the map amendment to a more restrictive zoning district, finding it consistent with the Future Land Use Plan as demonstrated in the amended consistency statement.
3. City Council moves to deny the map amendment request, finding it inconsistent with the Future Land Use Plan.



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