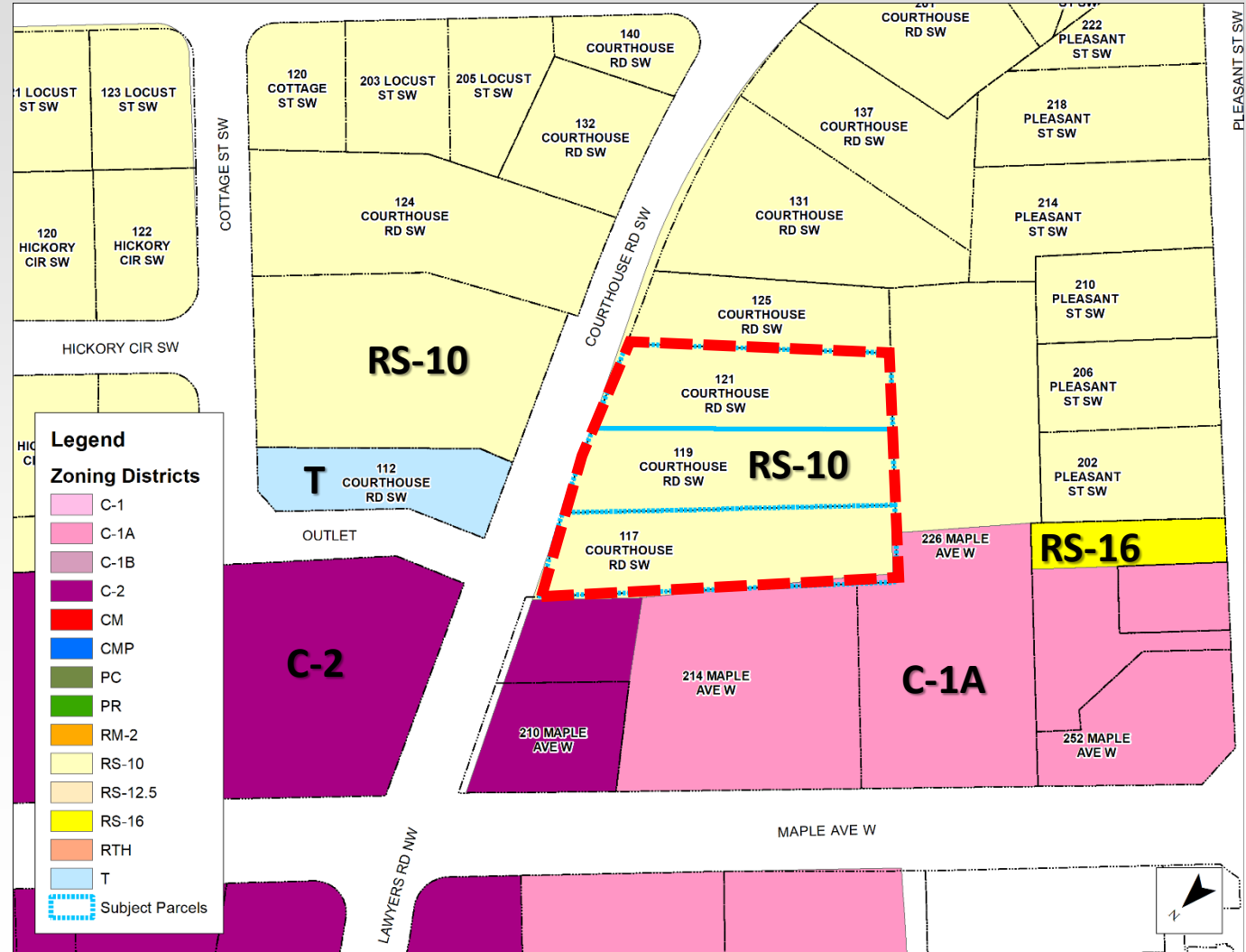


Rezoning Request 117-121 Courthouse Road SW

Rezone three parcels
from RS-10 to RM-2
for two-family
dwelling
development



Background

- 117 Courthouse Road SW rezoned in August 2020 from C-1A/C-2 to RS-10
- 3-lot subdivision approved in December 2020
- Total of 1.38 acres



Town and State Code Provisions

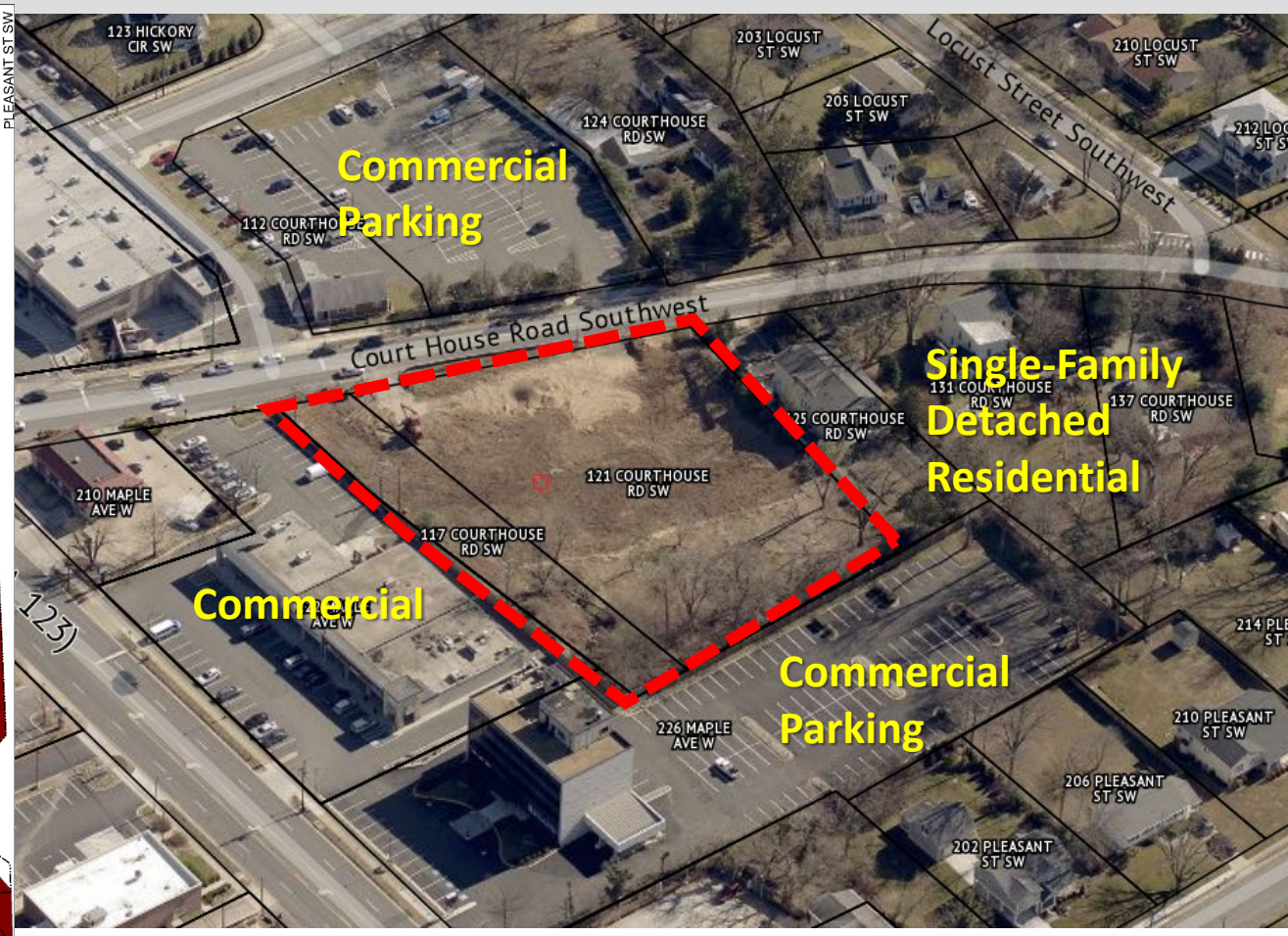
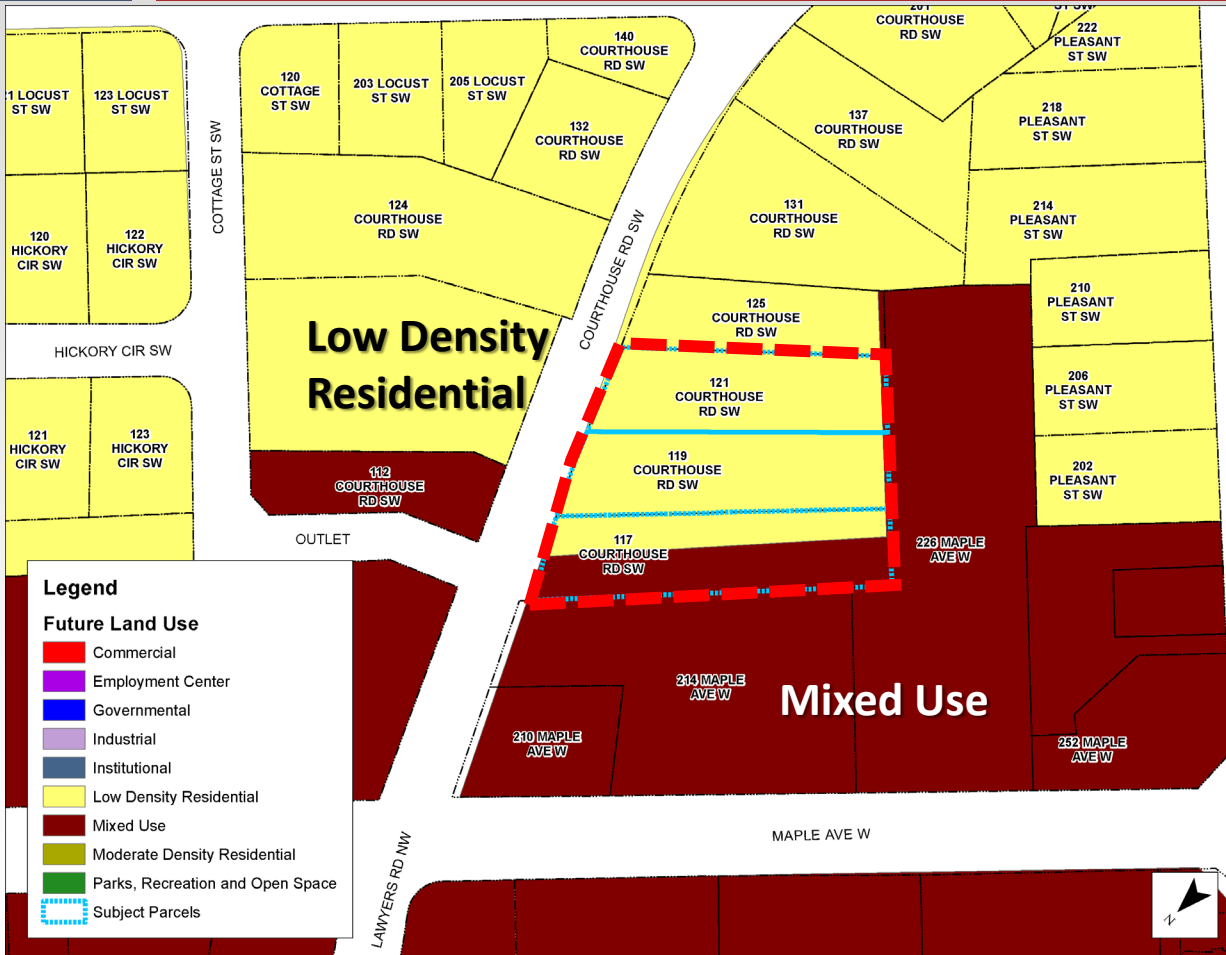
❑ Town Code 18-249 – Basis for determination

In determining what, if any, amendments to this chapter are to be adopted, the Town Council shall give due consideration to the proper relationship of such amendments to the entire comprehensive plan for the Town, with the intent to retain the integrity and validity of the zoning districts herein described, and to avoid spot zoning changes in the zoning map.

❑ State Code 15.2-2284 - Matters to be considered in drawing and applying zoning ordinances and districts.

Zoning ordinances and districts shall be drawn and applied with reasonable consideration for the existing use and character of property, the comprehensive plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes ...

Future Land Use Map & Existing Uses



References in Comp Plan

❑ **Chapter 3: Land Use (Page 22)**

- “There are several alternatives that could provide housing for households with a variety of income levels. They include focusing on multi-family housing in the Maple Avenue Commercial (MAC) zoning district, using transitional areas for townhouses, multi-family housing, and village housing, and incentivizing and encouraging the renovation of existing, older houses. Benefits of a more diverse housing stock include the following:
 - Increased neighborhood stability and increased housing market stability
 - Ability to age in place
 - Ability to attract a more diverse population”

❑ **Chapter 3: Land Use (Page 23)**

- “Transitional areas in the Town, in between commercial and single-family detached residential zones, provide opportunities to provide house, such as townhouses, moderate-density multi-family buildings, and village housing. Townhouses and multi-family housing have historically been used in Town to buffer the commercial and single-family detached residential zones. The Town should continue this practice, when appropriate.”

❑ **Chapter 3: Land Use (Page 39), Objective 1 – Maintain the overall balance among residential, commercial, and industrial areas.**

- Implementation Strategies
 - “Where appropriate and necessary, and where established single-family residential neighborhoods will not be destabilized, consider townhouse or multi-family housing options to provide a transition between commercial and industrial properties and single-family neighborhoods.”

❑ **Chapter 3: Land Use (Page 39), Objective 2 – Preserve established residential neighborhoods.**

- Implementation Strategies
 - “Allow the rezoning of assembled properties only when such action will not adversely affect established residential neighborhoods, and any impacts to public facilities may be mitigated.”

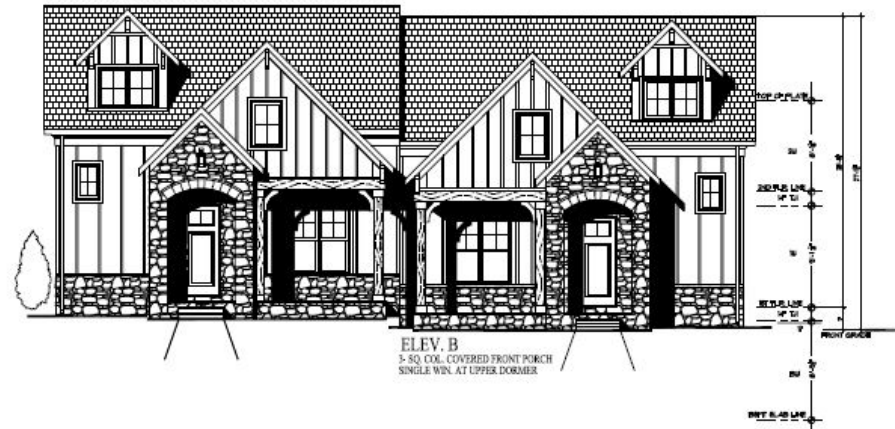
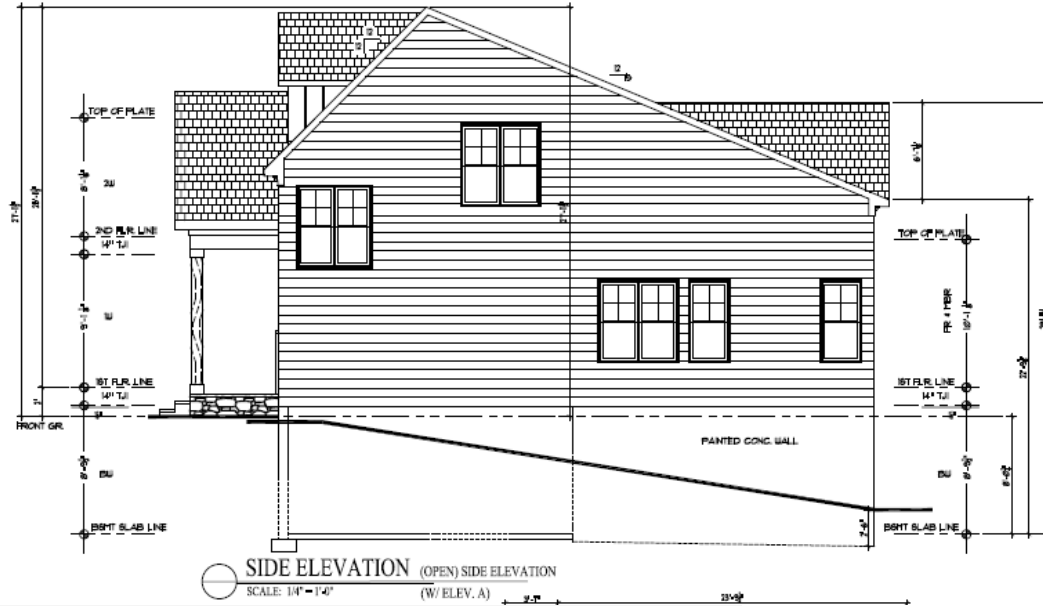
❑ **Chapter 4: Economic Development (Page 52), Objective 2 – Incorporate diversified housing strategies.**

- Implementation Strategies
 - “Include a wide array of housing types and focused density to be balanced with surrounding neighborhoods.”

Proposed Development



Proposed Development



Requested Modifications

❑ Lot Coverage

- Required: 25%, maximum
- Requested: 60%

❑ Front Yard Setback

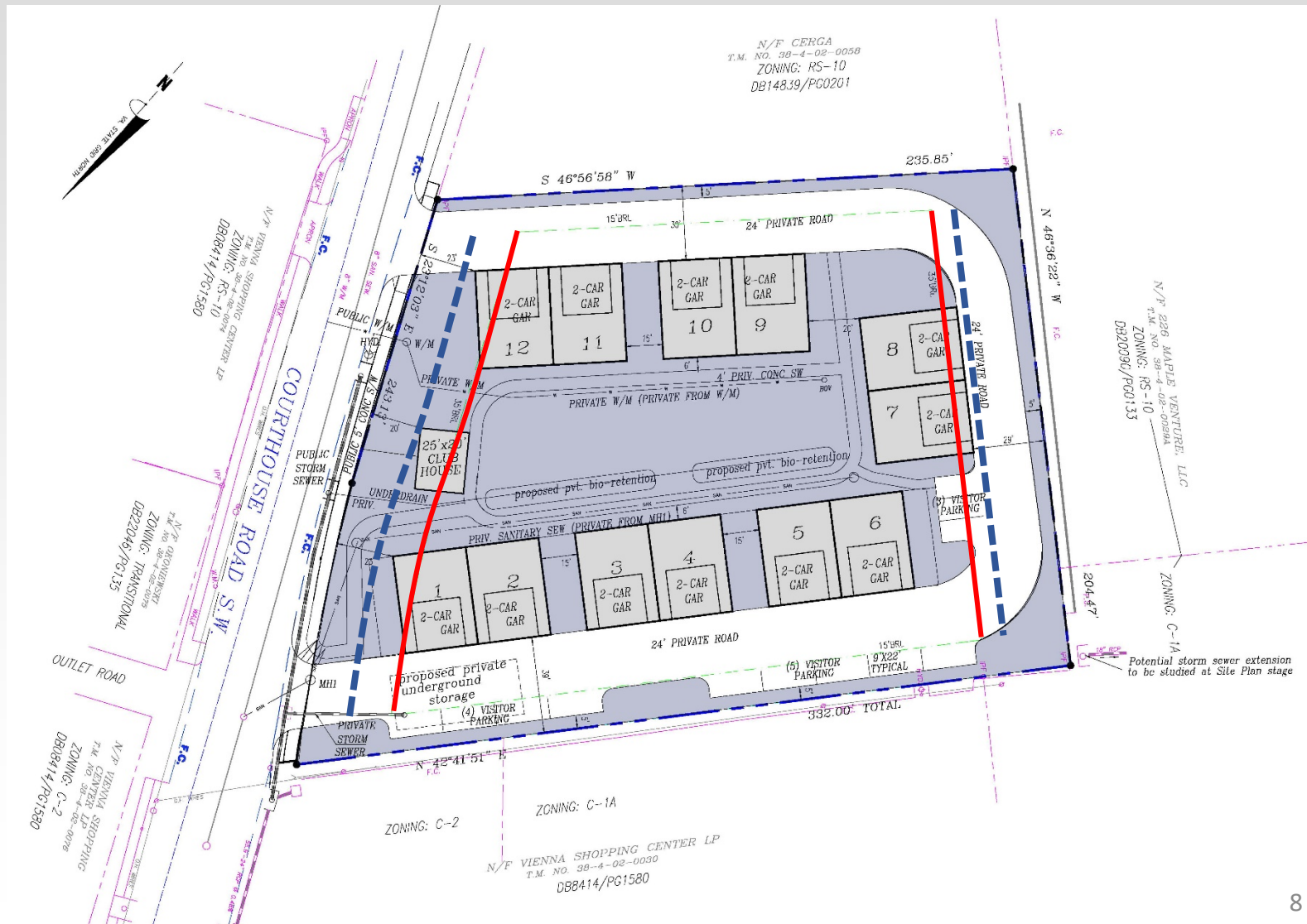
- Required: 35 feet minimum
- Requested: 20 feet

❑ Rear Yard Setback

- Required: 35 feet minimum
- Requested: 25 feet

❑ Lot Area

- Required: each lot area not to exceed 8,000 square feet
- Requested: overall lot area is 1.3847 acres



Comparison to Previously Approved Modifications

Project	Year Built	Number of Units	Units per Acre	Front Yard Setback	Rear Yard Setback	Lot Coverage	Building Coverage
Village Housing on Courthouse	-	12	8.7	20 ft	25 ft	60%	24.7%
Cadence on Park <i>201 Park St SE</i>	2021	5	12.2	20 ft	35 ft	60%	26.5%
Cadence on Center <i>135 Center St S</i>	2018	17	16.4	20 ft	15 ft	60%	37.2%
Locust Street Condos <i>225-233 Locust St SE</i>	2008	5	15.1	35 ft	35 ft	65.9%	31.6%

Additional approved project comparisons available