

Planning Director's Report:
 Boulevard Zoning Study
 April 2008 Planning Commission

Examining the historic Boulevard area (bounded by Brickyard Creek on the west, the railroad to the north, Barber Street to the east, and Prince Avenue to the south), planning staff analyzed appropriate zoning from several perspectives including the potential future development impact of possible zoning changes as well as the character of existing lot sizes.

I. Potential future development impact of rezoning all current RS or RM parcels in the study area to RS-8.

From tax map information, 24 parcels out of 424 total residentially zoned parcels have existing adequate square feet, lot width, lot depth and road frontage to subdivide if zoned RS-8. This does not take into account existing home placement on the lots that may inhibit subdivision.

Of these 24 parcels, 8 are already zoned RS-8, RS-5 or RM-1 and could already be subdivided further based solely on adequate square feet, lot width, lot depth and road frontage. Because of existing improvements and inadequate road frontage, downzoning the RS-5 and RM-1 parcels to RS-8 does not appear to affect subdivision potential; however, it would further limit unrelated occupancy for the RM zoned parcels.

The 16 remaining parcels are zoned RS-15 and cannot currently be subdivided without rezone and/or variance approvals.

Of these 16:

- a. 2 are constrained by identified environmental areas and, if rezoned, subdivision would be hampered but not necessarily precluded by the requirement to demonstrate buildable area outside of riparian buffer and steep slopes.
- b. 1 is occupied entirely by a church structure.
- c. 4 already have accessory dwellings and, therefore, a lot split could not create additional net housing opportunities with current zoning prohibitions on accessory dwelling units in single-family zones.
- d. 5 do not currently have evident frontage on public sewer, water or both and, therefore, require additional private investment in public infrastructure in order to subdivide.

SEE MAP FOR LOCATIONS OF REFERENCED PARCELS

II. Average lot size by zone.

ZONE	NUMBER OF LOTS	AVERAGE LOT SIZE	MEDIAN LOT SIZE
RM-1 (Mixed Density Residential–16 bedrooms/acre)	8	.38 (16,552 sq. ft.)	.24 (10,454 sq. ft.)
RS-5 (Single-family Residential–5,000 sq. ft. min. lot)	10	.50 (21,780 sq. ft.)	.52 (22,651 sq. ft.)
RS-8 (Single-family Residential–8,000 sq. ft. min. lot)	196	.21 (9,147 sq. ft.)	.17 (7,405 sq. ft.)
RS-15 (Single-family Residential–15,000 sq. ft. min. lot)	210	.31 (13,504 sq. ft.)	.28 (12,197 sq. ft.)

From this analysis, the most evident discrepancy between zoning designation and actual development patterns is with the ten RS-5 zoned parcels, that are much more characteristic of RS-15 zoning standards.

The RM-1 zoned parcels vary in size as single parcels may include multiple dwelling units as in the case of the DeVille Apartments on Grady Avenue or a single-family home, duplex or triplex.

The RS-8 parcels appear to be similar in size to their zoning standards.

The RS-15 parcels on average are somewhat less in size than the minimum zoning requirements dictate. The median RS-15 lot size is even smaller. Given the large number of lots within the study area zoned RS-15, further analysis of RS-15 zoned blocks and neighborhood sections is warranted to determine where development patterns may warrant a higher density zoning.

III. Lot size by location:

Collector street frontage.

STREET	NUMBER OF LOTS	AVERAGE LOT SIZE	MEDIAN LOT SIZE
Barber Street (western frontage parcels)	18	.36 (15,682 sq. ft.)	.27 (11,761 sq. ft.)
Boulevard	74	.36 (15,682 sq. ft.)	.35 (15,246 sq. ft.)
Nantahala Avenue	63	.31 (13,504 sq. ft.)	.27 (11,761 sq. ft.)

Neighborhood Area—excluding collector streets above.

AREA	NUMBER OF LOTS	AVERAGE LOT SIZE	MEDIAN LOT SIZE
Section 1 (N. of Boulevard, W. of Chase)	70	.16 (6,970 sq. ft.)	.14 (6,098 sq. ft.)
Section 2 (N. of Boulevard, E. of Chase)	23	.33 (14,375 sq. ft.)	.27 (11,761 sq. ft.)
Section 3 (S. of Boulevard, W. of Chase)	40	.28 (12,197 sq. ft.)	.22 (9,583 sq. ft.)
Section 4 (S. of Boulevard, E. of Chase to Virginia)	90	.19 (8,276 sq. ft.)	.17 (7,405 sq. ft.)
Section 5 (S. of Boulevard, E. of Virginia)	51	.28 (12,197 sq. ft.)	.24 (10,454 sq. ft.)

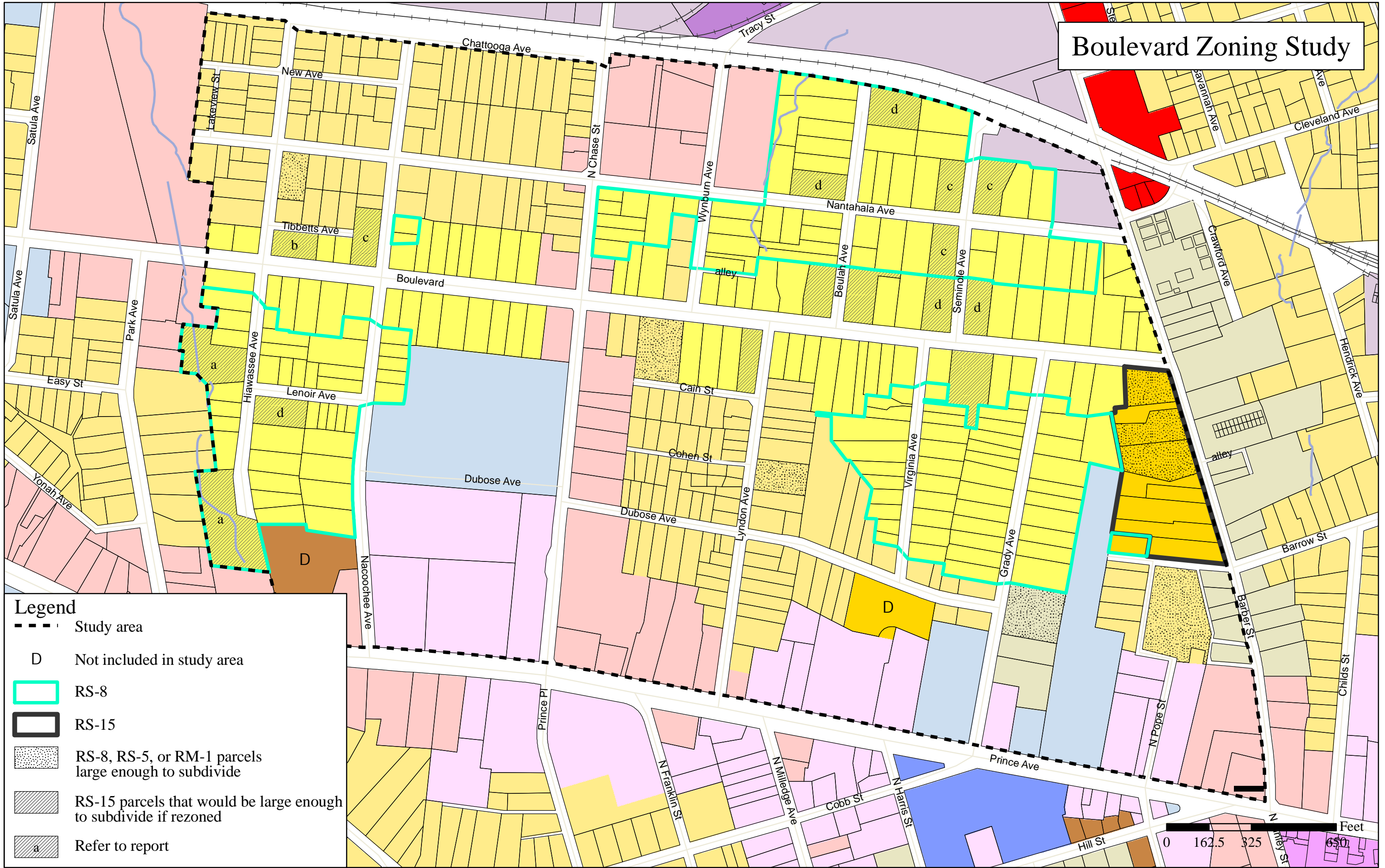
RECOMMENDATION

Based on this analysis of typical lot characteristics and development potential, planning staff recommends the following comprehensive zoning changes for the historic Boulevard neighborhood area:

- Barber Street western frontage parcels from Boulevard to Barrow Street should be rezoned from RS-5 to RS-15.
- No changes to Boulevard frontage parcels, as these are typically RS-15 lot sizes.
- All other RS-15 zoned parcels within the study area merit rezoning to RS-8.

Staff finds that this comprehensive rezoning of the historic Boulevard area will have minimal impact on the potential for new lots; however, it will bring parity across the neighborhood with respect to development standards such as lot coverage and minimum required front yard setback.

Boulevard Zoning Study



Legend

- Study area
- D Not included in study area
- RS-8
- RS-15
- RS-8, RS-5, or RM-1 parcels large enough to subdivide
- RS-15 parcels that would be large enough to subdivide if rezoned
- Refer to report

