

Comments on case no. 2-I-26-RZ, 115 Hendron Chapel Road

In considering the potential rezoning of this parcel, please take into account the potential adverse effects on nearby residences. There is a single family residence directly adjoining the parcel on the west. There is an additional single family residence directly south of the parcel's existing driveway entrance on Hendron Chapel Road. There are many additional single family residences nearby to the west and south. The requested CA rezoning would allow significant adverse effects on these residences, contrary to 6.30.01 of the current zoning code, unless controls on commercial aspects such as lighting, signage, and landscaping are provided for.

My understanding is that the current CA zoning code does not provide any such controls or design standards, and the staff report recommendation does not suggest any. One method of providing such controls would be to add a condition requiring development plan approval by the Planning Commission, such as was recently done in case 1-M-24-RZ. That case called for a development plan referencing mixed use design principles in the South County Sector Plan. The present case could also refer to such design principles by means of incorporation by reference, even if the Sector Plan is viewed as no longer strictly applicable. Another possibility would be to defer the rezoning until the anticipated Unified Development Ordinance establishes controls or design standards for such commercial development.

An additional step would be to require the applicant to ask TDOT to approve a driveway connection to Chapman Highway, with a Planning Commission-approved development plan either closing or limiting the use of the existing driveway on Hendron Chapel Road.

Thank you for your consideration of these comments.