

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-C-25-SU **Related File Number:**
Application Filed: 9/30/2025 **Date of Revision:**
Applicant: MITUL KHATIWALA

PROPERTY INFORMATION

General Location: Southeast side of Broome Rd, east of Marlboro Rd
Other Parcel Info.:
Tax ID Number: 106 O A 03701 **Jurisdiction:** City
Size of Tract: 0.57 acres
Accessibility: Access is via Broome Road, a minor collector with 19 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: Duplex conversion **Density:**
Planning Sector: Northwest City **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City limits)
Neighborhood Context: The subject property is in a residential area 0.25 miles to the south of Middlebrook Pike, which features a mix of commercial, multifamily residential, office, and public/quasi-public land uses. Bearden Middle School lies 0.9 miles to the northeast.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 714 BROOME RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1985 the property was part of a large rezoning from R-1 (Single-Family Residential) to R-1E (Single-Family Exclusive) (8-H-85-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the request for a duplex use because it is compatible with surrounding development, subject to 1 condition.

Staff Recomm. (Full):

1. Adhering to all City Engineering requirements related to driveway design so that the 4 required parking spaces can enter and exit the driveway without backing up onto Broome Road. Any updates to the driveway aside from pavement reduction shall not occur in the front yard.

Comments:

The subject property has functioned as a duplex for many years, with two mailboxes and USPS unit addresses existing since at least 2007 according to street view imagery (See Exhibit B). No changes to the building are proposed as part of this Special Use request for a duplex, which, if approved, will allow the owner to update the utility meters as a permitted duplex.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The land use classification for the subject property in the One Year Plan and the Northwest City Sector Plan is LDR (Low Density Residential), which is intended for single-family detached dwellings and duplexes. This request is consistent with the LDR designation.

B. This Special Use is supported by the General Plan's Development Policy 9.3, to ensure that the context of new development, including the scale and compatibility, does not impact existing neighborhoods and communities. The proposed duplex is in a building originally built in 1971 that is similar in scale and appearance with the other established homes along Broome Road. The property is also adjacent to another long-established duplex to the east. With no changes being proposed to the building, this request is compatible with surrounding development and uses.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The RN-1 (Single-Family Residential Neighborhood) district permits consideration of duplexes, and this proposal meets the dimensional zoning standards as well as the principal use standards for a duplex conversion in Article 9.3.J. Maintaining this property as a duplex also aligns with the general purpose statement of the zoning code in Article 1.2.I, to provide opportunities for a diversity of housing types.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The existing building is compatible with the size, scale, and setbacks of surrounding properties.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. There are no adverse impacts anticipated to occur by continuing to allow this existing duplex to operate as a duplex.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Broome Road is a minor collector street. The existence of two units on the subject property should not create a traffic burden in the West Hills neighborhood.

Action:

Approved with Conditions

Meeting Date: 11/13/2025

Details of Action:

Summary of Action: Approve the request for a duplex use because it is compatible with surrounding development, subject to 1 condition.

Date of Approval: 11/13/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: