

Case No: 26-ZONEPA-0006  
Project Name: Poplar Triplex  
Location: 3827 Poplar Level Road  
Applicant: ZNB Properties  
Representative: Mike Brewer

The proposed change-in-zoning from R-5 to R-6 residential multi-family will expand the property from 2 dwelling units (including a previously approved ADU, planning case # 21-ADU-0015) to 3 units by converting a single-family residential structure into a duplex (2 units) residential structure.

This proposal for a total of (3) dwelling units on site falls within the permitted density under R-6 zoning. Moreover, a triplex is compatible with the existing area, which currently has a variety of land uses and different zoning classifications, including OR-1 office residential & C-1 commercial zoning roughly 0.10 miles NW and OR-3 office residential & C-1 commercial zoning roughly 0.22 miles SE.

The proposed development complies with Plan 2040 in that it is located off of Poplar Level Road, a major arterial, and would not represent a higher density or intensity than what currently exists in the area, while expanding the range of housing types available. Residents will have access to existing sidewalks and public transit options, and there are shopping, medical and other facilities within a mile of the site. While the conversion to a duplex involves renovating and updating the interior of the existing single family structure, it will not create any changes or additions to the exterior, and there is currently ample off-street parking for all 3 units in the rear of the property, including a carport and gravel lot. In addition to existing fencing, landscaping has been installed at the sides of the structure to provide a buffer from adjacent properties.

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