



Zoning Committee

REQUEST

Current Zoning: UR-2(CD) (Urban Residential, Conditional), N2-B (Neighborhood Residential)

Proposed Zoning: UR-2(CD) (Urban Residential, Conditional), UR-2(CD) SPA (Urban Residential, Conditional, Site Plan Amendment)

LOCATION

Approximately 7.01 acres located south of Alleghany Street, west of Ashley Road, and north of Bullard Street.

(Council District 3 - Watlington)

PETITIONER

TDC Ashley Park LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-1 to recommend DENIAL of this petition and adopt the consistency statement as follows:

To Deny:

This petition is found to be inconsistent with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 and Campus place types for the site.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- The land use is insufficient to support the outstanding transportation concerns, specifically as it relates to the lack of marked crosswalks connecting to the porkchop island at the intersection of Alleghany Street and Heywood Avenue.

Motion/Second: Lansdell / Russell

Yeas: Lansdell, Russell, Sealey, Whilden, Winiker

Nays: Welton

Absent: Neeley

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Russell asked if a buffer was required between the petition site and the adjacent Harding High School campus. Staff replied that no buffer is required or shown on the plan but the school side does have a vegetated buffer.

Commissioner Lansdell stated that he is concerned about pedestrian and bicycle safety at Alleghany Street and Heywood Avenue. He asked why there was not a marked crosswalk at Heywood Avenue connecting to the porkchop island. CDOT replied that they typically wouldn't mark a crosswalk in this scenario unless there was some sort of signal to supplement the crosswalk.

MINORITY OPINION

Chairperson Welton stated that he supports the petition because it is a site plan amendment and he doesn't believe the committee needed to comment on aspects of the plan that had not changed from the previous plan.

PLANNER

Joe Mangum (704) 353-1908