



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2018-134

March 5, 2019

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 20.03 acres located at the intersection of Old Statesville Road and Independence Road, south of Interstate 485.
(Outside City Limits)

PETITIONER

HHHunt/Elam Hall

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northlake Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit oriented uses for this site.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed multi-family use is consistent with the transit oriented mixed-use development recommended for this site, made with the assumption that the Red Line Commuter Rail would be a funded and active project; and
- Even though the alignment and transit mode of the proposed north corridor Red Line is currently being re-analyzed by CATS, the proposed land use is appropriate for this location, across from residential development and located adjacent to Interstate 485; and
- The multi-family development can provide a transition between the industrial development to the west of the site, and single-family development to the east of the site.

Motion/Second: Watkins / Samuel

Yeas: Fryday, Gussman, Ham, McClung, McMillan,
Samuel and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noting all outstanding issues were addressed. A Commissioner commented that there was reorientation of one of the buildings. There was no further discussion of this request.

PLANNER

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