



Zoning Committee

REQUEST

Current Zoning: R-8 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 2.39 acres located on the south side of Rozzelles Ferry Road, west of South Turner Avenue, east of South Gardner Avenue.
(Council District 2 - Harlow)

PETITIONER

Hopper Communities, Bart Hopper

**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 **inconsistent** with the *Central District Plan*, but is consistent with the *General Development Policies* (GDP) guidance to allow over 17 dwelling units per acre based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential up to 8 dwelling units per acre.

However 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 petition is inconsistent with the density recommendation from the Central District Plan; however, since the adoption of that plan in 1993 there have been significant changes in the area surrounding this site, including the recent rezoning of Savona Mill and the future LYNX Gold Line streetcar.
- The site is located within ½ mile of a transit stop along the Lynx Gold Line streetcar at Five Points.
- The site is located within the Rozzelles Ferry/West Trade CNIP area, where significant infrastructure and neighborhood enhancement projects are underway that complement more dense residential development.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 8 units per acre to residential up to 22 units per acre for the site.

Motion/Second: McClung / Gussman
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,
Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but consistent with the *General Development Policies*.

There was no further discussion of this petition.

PLANNER

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