

## Zoning Committee Recommendation

Rezoning Petition 2021-094

November 2, 2021

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**REQUEST**

Current Zoning: R-22MF (multi-family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 1.88 acres located on the north side of Wisteria Drive, east of South Boulevard, and south of Archdale Drive (Council District 6 - Bokhari)

**PETITIONER**

Icon Custom Masonry, Inc.

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Tyvola Archdale Transit Station Plan* based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential use less than or equal to 22 dwellings per acre

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 petition proposed a single family attached community with up to 33 units for a density of 17.4 units per acre.
- The site is currently zoned multi-family and is adjacent to multi-family zoning and development.
- The site provides a transition of land use from the single family to the east to the commercial to the west.
- Provides a landscape area and screen fence along the northern and eastern property line adjacent to single family.
- The site is within approximately ½ mile from the Archdale Transit Station on the Lynx Blue Line.

Motion/Second: Welton / Chirinos

Yea: Blumenthal, Chirinos, Ham, Samuel, Spencer and Welton

Nays: None

Absent: Rhodes

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311