



Zoning Committee Recommendation

Rezoning Petition 2024-001

June 4, 2024

REQUEST

Current Zoning: MHP (Mobile Home Park)

LOCATION

Proposed Zoning: N1-C (Neighborhood 1-C)
Approximately 0.42 acres located on the north side of Victoria Avenue, west of Old Statesville Road, and south of Autumn Oak Drive.
(Council District 2 - Graham)

PETITIONER

Jessica M Moreno Hernandez

**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:

To Approve:

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

- The *2040 Policy Map* (2022) calls for the Neighborhood 1 Place Type for this site.

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

- Approval of this petition could increase the housing options for middle density housing in the area.
- The neighborhood consists of a mix of single-family home types.
- The N1-C district allows for the development of single-family, duplex, and triplex dwellings which can promote housing diversity as well as allow for flexibility in creation of housing within existing residential neighborhoods.
- The N1-C Zoning District allows for the development of residential dwellings on lots of 6,000 square feet or greater, which is consistent with the general lot pattern in the area.
- The specific dimensional and design standards of the proposed zone will allow for the development of residential dwellings that are compatible with the existing residential development pattern in the area.
- There is bus access along Old Statesville Road within a ½ mile of this site.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

Motion/Second: Whilden / Neeley

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden

Nays: None

Absent: Winiker

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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