



Zoning Committee

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: R-8(CD) (single family residential, conditional)

LOCATION

Approximately 0.23 acres located on the north side of Laurel Avenue, east of Providence Road, and west of Randolph Road. (Council District 1 - Egleston)

PETITIONER

Halley Douglas, Inc.

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 inconsistent with the *Elizabeth Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends residential up to 5 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 site directly abuts an existing multi-family structure that is zoned R-22MF.
- The rezoning site is immediately surrounded by single-family residential homes, quadruplexes, apartments and condominiums.
- The request is consistent with the development patterns in the immediate area.
- The R-8(CD) petition seeks to allow all residential uses, including a duplex, on the rezoning lot. The project will provide a minimum setback and yards that are compatible with the surrounding pattern of development.

The approval of this petition will revise the adopted future land use as specified by the *Elizabeth Area Plan*, from current recommended residential up to 5 units per acre use to new recommended residential up to 8 units per acre use for the site.

Motion/Second: McMillan / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, and Welton

Nays: None

Absent: Samuel
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted an outstanding issue pertaining to correctly illustrating the setback on the site plan. Staff stated that the request is inconsistent with the adopted area plan. There was no further discussion of the petition.

PLANNER

Claire Lyte-Graham (704) 336-3782