



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 0.91 acres located at the northeast intersection of Statesville Avenue and Norris Avenue, south of Atando Avenue.  
(Council District 1 - Egleston)

**PETITIONER**

LEH NC Statesville, LLC

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**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 *Statesville Avenue Corridor Area Plan* (2001) recommendation of residential use, but inconsistent with the recommended density of up to 12 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 12 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:

- This petition proposes up to 21 single family attached dwelling units at a density of 22.85 dwelling units per acre.
- While the proposed density is higher than the area plan's recommendation of residential uses up to 12 DUA, the petition does fulfill the plan's intention of adding multi-family attached units along Statesville Road to locate housing units in close proximity to jobs and other amenities.
- There is existing R-22MF zoning and similar density development to the south and north of this site across Statesville Avenue.
- Abutting this site are two parcels zoned B-1. B-1 zoning allows for up to 22 DUA for residential uses.
- This petition commits to providing a minimum of 4,003 square feet of open space areas, with amenities such as landscaping and benches.
- The petition commits to providing an ADA compliant bus pad on Norris Avenue, and will increase pedestrian connectivity throughout this area by providing a 6-foot sidewalk and 8-foot

planting strip along the site's frontage of Statesville Avenue & Norris Avenue.

The approval of this petition will revise the adopted future land use as specified by the *Statesville Avenue Corridor Area Plan* (2001), from Residential up to 12 DUA to Residential over 22 DUA for the site.

Motion/Second: Blumenthal / Chirinos

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *Statesville Avenue Corridor Area Plan* (2001) recommendation of residential use, but inconsistent with the recommended density of up to 12 dwelling units per acre.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225