



Zoning Committee Recommendation

Rezoning Petition 2023-116

January 4, 2024

REQUEST

Current Zoning: N1-B (neighborhood 1-B)
Proposed Zoning: N2-A (neighborhood 2-A)

LOCATION

Approximately 0.593 acres located along the north side of Cannon Avenue and the east side of North Graham Street, south of Oneida Road.
(Council District 1 - Anderson)

PETITIONER

Stanley Martin Homes

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:

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 2 Place Type.

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:

- The Neighborhood 2 Zoning Districts are intended to accommodate a mixture of moderate to high-intensity residential development types and also serves as a transition between less intense residential development and higher intensity mixed-use centers.
- The N2-A Zoning District is intended for the development of multi-family attached dwellings with lower-intensity residential dwellings, including single-family, duplex, triplex, and quadraplex dwellings are also allowed in the zoning district, subject to the standards of the N1-E Zoning District, or as components of a multi-dwelling development.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

Motion/Second: Lansdell / Neeley
Yeas: Russell, Sealey, Welton, Whilden, Winiker
Nays: None
Absent: None
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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