



Zoning Committee Recommendation

Rezoning Petition 2021-056

April 5, 2022

REQUEST

Current Zoning: R-3 (single family residential), R-17MF (multi-family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 1.35 acres located along the north side of B Avenue, east of Beatties Ford Road, and north of Interstate 85. (Council District 2 - Graham)

PETITIONER

Urban Trends Real Estate 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:

To Approve:

This petition is found to be consistent with the *Northwest District Plan* (1990) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family land uses.

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:

- This petition fulfills the area plan's recommendation of multi-family land uses.
- This petition will contribute to the multi-family housing stock in this part of the city.
- This petition is compatible with the surrounding land uses.
- The petition is adjacent to an existing multi-family site on the west side of the site with higher density than what is proposed and thus provides a buffer between the existing higher density site on the west to the lower density single family residential to the east of the site.
- The petition commits to enhancing the pedestrian environment on the site with multiple site design elements.

Motion/Second: Welton / Blumenthal
Yeas: 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

Michael Russell (704) 353-0225