



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-190

April 5, 2022

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-8(CD) (single family residential, conditional)

**LOCATION**

Approximately 4.76 acres located on the north side of Wade Ardrey Road, south of Ardrey Kell Road, and east of Marvin Road (Council District 7 - Driggs)

**PETITIONER**

Blue Heel Development

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**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 *South District Plan* recommendation for single family residential use, but **inconsistent** with the recommended density. However, the proposed density is supported by the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends 3 dwelling units per acre.
- The proposed density is 5.88 units per acre.

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 proposed density of 5.88 units per acre is consistent with the density of surrounding residential development of 4.94 to the west, 6.96 to the east, 5.77 to the north, and 5.94 to the south.
- The proposed attached triplex and quadraplex housing is consistent with surrounding residential development that contains a mix of attached and detached housing.
- The conditional plan provides architectural standards for, including but not limited to, exterior building materials, blank walls, front porches and stoops and garage doors that are compatible with surrounding residential development.
- The proposal is for an infill parcel located on Wade Ardrey Rd. and adds additional housing options to the area.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family up

to 3 units per acre to residential up to 6 units per acre for the site.

Motion/Second:	Blumenthal / Welton
Yeas:	Blumenthal, Chirinos, Ham, Rhodes, Samuel, and Welton
Nays:	None
Absent:	Spencer
Recused:	None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan recommendation for single family use, but inconsistent with density recommendation from the Plan. However, the proposed density of 5.88 DUA is supported by the *General Development Policies*.

There was no further discussion of this petition.

#### **PLANNER**

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