



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-227

April 5, 2022

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-4 (single family residential)

LOCATION

Approximately 3.02 acres located on the west side of Old Providence Road, east of Providence Lane West, and north of Rea Road.
(Council District 3 - Watlington)

PETITIONER

Graham Partners, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent and inconsistent** with the *South District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses for the site; however
- The plan's density recommendation is for up to three dwelling units per acre (DUA).

However, 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 allows for a slight increase in density on a site that is currently being underutilized given the existing development of one single family home on a lot that is more than three acres.
- The site is located along Old Providence Road, just a quarter mile from Providence Road, a state-maintained major thoroughfare where a number of more moderately dense residential developments have been constructed or are in development. Being located along Old Providence Road, so near the intersection with Providence Road makes this an appropriate site for a transition into the lower density single family developments along Old Providence Road.
- This petition is consistent with the area plan's single family land use recommendation.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan* (1993), from single family residential uses up to 3 DUA to single family residential uses up to 4 DUA for the site.

Motion/Second: Welton / Ham

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

Nays: None

Absent: Blumenthal, Spencer

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902