



## Zoning Committee Recommendation

Rezoning Petition 2021-133

April 5, 2022

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### REQUEST

Current Zoning: R-12MF (multifamily residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

### LOCATION

Approximately 6.57 acres located south of Alleghany Street,  
west of Ashley Road, and north of Bullard Street.

(Council District 3 - Watlington)

### PETITIONER

Drakeford Communities

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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:

#### To Approve:

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

- The plan recommends multifamily residential land use for the site.

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 land use is consistent with the adopted multi-family land use for the site and meets the General Development Policies (GDPs) for allowing up to 17 DUA for this site.
- The proposed site plan proposes to extend Heywood Avenue and implement 8' planting strip and 6' sidewalk on both sides of the street.
- The petition proposes to construct single family attached dwellings, a form of "missing middle housing", in close proximity to CATS bus stops, retail, and public schools.

Motion/Second: Ham / Welton

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 adopted area plan.

Committee member Ham inquired about the impact to schools. Staff replied that the current zoning might generate 15 students while the proposed zoning might generate 6 students.

There was no further discussion of this petition.

**PLANNER**

Joe Mangum (704) 353-1908