



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-222

May 3, 2022

REQUEST

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

LOCATION

Approximately 21.16 acres bound by the west side of Beatties Ford Road, south side of Cowboy Lane, and north side of Kidd Lane.

Adjacent to City Council District 2- Malcom Graham, County Commission District 2- Vilma Leake

PETITIONER

Rad Schneider, Redwood Apartments

**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 **inconsistent** with the *Northwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family land uses of up to 4 dwelling units per acre.
- The petition meets the *General Development Policies* locational criteria for consideration of up to 6 dwellings per acre.

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:

- At 5.81 DUA, the petition proposes a slight increase in the recommended density.
- The petition creates additional housing opportunities and housing diversity along the Beatties Ford Road corridor.
- The petition commits to building street and sidewalk connections to the adjacent parcels to increase street connectivity and the pedestrian experience for future developments.
- The petition proposes a 12-foot multi-use path along Beatties Ford Road, contributing to improving pedestrian connectivity along the corridor.
- The site plan proposes functional amenities for future

- residents, including a shared use path and bike racks.
- The site commits to a 50-foot class C buffer where the site abuts existing residential areas to the southwest, ensuring an appropriate transition between the sites.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from single family uses of up to 4 DUA to multifamily residential land uses of up to 6 DUA for the site.

Motion/Second: Welton / Blumenthal

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

Nays: None

Absent: Ham, Spencer

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Samuel inquired to the closest fire station. It was noted that Fire Station 25 on Pleasant Grove Road was the closest station. It is approximately 3 miles.

There was no further discussion of this petition.

PLANNER

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