



Zoning Committee Recommendation

Rezoning Petition 2021-231

May 3, 2022

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: R-6 (single family residential)

LOCATION

Approximately 0.45 acres located at the intersection of Pierson Drive and Chippendale Road, east of Monroe Road.
(Council District 5 - Newton)

PETITIONER

Emory Investment Corporation

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 *Independence Boulevard Area Plan* (2011) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family land uses up to 5 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:

- The rezoning is for a corner lot, making it an appropriate site for a slight increase in density in an area predominantly developed with single family homes under the R-5 zoning district.
- Although the site is 0.45 acres, under the current zoning district, lot width requirements limit the site to one single family home. The proposed zoning district would allow for the site to be subdivided into two lots for a maximum of two single family units.
- The petition is consistent with the area plan's recommendation for single family land uses.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan* (2011), from the single family residential density recommendation of five DUA to six DUA.

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.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902