



## Zoning Committee Recommendation

Rezoning Petition 2021-233

May 3, 2022

---

### REQUEST

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-12MF(CD) (Multi-family residential, conditional)

### LOCATION

Approximately 6.52 acres located on the south side of Endhaven Lane and west side of Elm Lane, north of Interstate 485. (Council District 7 - Driggs)

### PETITIONER

Hopper Communities

---

### 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 *South District Plan*. However, the petition meets the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan single family residential up to 3 dwelling unit per acre.
- The *General Development Policies* locational criteria supports up to 8 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:

- The petition proposes single family attached residential up to 7.98 units per acre.
- The site plan provides a buffer larger the Ordinance minimums abutting the single family homes to the west, architectural design standards and limits the height of the units to 40 feet, comparable to single family residential.
- The site is large infill parcel, not internal to the surrounding single family neighborhoods.
- The site is located just north of Stonecrest Shopping center and the newly constructed Elm Lane/I-485 bridge included sidewalks which provides pedestrian access to the commercial area within a ½ mile walk.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential less than or equal to 3 dwelling units per acre to residential up to 8 units per acre for the site.

Motion/Second: Welton / Chirinos

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. But the proposed density of 7.98 units per acre was supported by the *General Development Policies*.

There was no further discussion of this petition.

#### **PLANNER**

John Kinley (704) 336-8311