



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-283

August 2, 2022

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: R-8 (single family residential)

LOCATION

Approximately 0.60 acres located on the west side of Keswick Avenue, northwest of North Tryon Street, and east of North Graham Street.
(Council District 1 - Egleston)

PETITIONER

Lane Cloninger

**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** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 place type for these parcels.

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 petition is aligned with the *2040 Policy Map* recommendation of Neighborhood 1 - of "places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use"
- The petition proposes to slightly increase the density at this site.
- While this petition increases the density for the site, this site is at the edge of the established neighborhood and helps serve as a transition between the abutting parking lot and adjacent mixed-use site, and the surrounding slightly lower-density sites.

Motion/Second: Welton / Barbee

Yeas: Barbee, Gussman, Rhodes, Russell, and Welton

Nays: None

Absent: Gaston, Harvey

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225