



Zoning Committee

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**REQUEST**

Current Zoning: O-1, O-1(CD), and R-5 (office, office – conditional, and single family residential)  
Proposed Zoning: UR-2(CD) and UR-1(CD) (urban residential, conditional)

**LOCATION**

Approximately 15.76 acres located at the southwest intersection of Wheatley Avenue and Ellington Street, north of Billingsley Road.

(Council District 1 - Anderson)

**PETITIONER**

DreamKey Partners

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**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 *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 for Development Area C; and
- The *2040 Policy Map* recommends Campus for a majority of the site.

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 could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments
- This petition proposes a mixed-income community that commits to providing a variety of housing types at up to 80% AMI with at least a portion of the units being age-restricted.
- This site is adjacent to Neighborhood 1 areas along the north side of Wheatley Avenue and east side of Ellington Street. Although inconsistent with the adopted Place Type, the Neighborhood 2 uses proposed in this petition would be appropriate against the established Neighborhood 1, low-density areas. Additionally, the

proposed development along Ellington St. and in Development Area C, which are the only areas with adjacency to existing single family detached homes, will be a mixture of single family attached and detached units. The multi-family buildings proposed in Development Area A are not adjacent to any existing single family uses.

- Included in the conditions of the rezoning is a commitment to dedicate and convey a 30’ easement to MCPR for a pedestrian bike trail that will connect to Wheatley Ave. This facilitates future potential connections to Grier Heights Park and Randolph Road.
- The proposal includes ample useable common open space areas throughout the site, with a separate amenity space for the age-restricted multi-family building.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Campus to Neighborhood 2.

Motion/Second: Gaston / Rhodes  
 Yeas: Gaston, Gussman, Rhodes, Russell, Welton  
 Nays: None  
 Absent: Barbee, Harvey  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

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

Commissioner Russell asked staff whether the proposed 160 multi-family units include the 80 age-restricted units. Staff clarified that the 80 age-restricted units are in addition to the separate 160 multi-family units.

Commissioner Russell asked staff which units were being offered at 80% AMI. Staff noted that all units will be for sell or rent at 80% AMI.

Commissioner Welton asked for clarity on how the MCPR trail easement connects to Randolph Road Park. Staff noted that the site plan proposes a trail connection at the southern boundary as well as a greenway easement along the Wheatley Avenue Extension which would facilitate future trail connections.

Commissioner Gaston noted that she appreciated the affordability component of the project as well as the inclusion of EV parking spaces.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902