



Zoning Committee

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**REQUEST**

Current Zoning: B-D(CD), INST, (business distributive, conditional, institutional)  
Proposed Zoning: R-22MF(CD) (multifamily residential, conditional)

**LOCATION**

Approximately 13 acres located in the southeastern quadrant of the intersection of Alleghany Street and Ashley Road.  
  
(Council District 2 - Graham)

**PETITIONER**

Elmington Capital Group

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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 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 Commercial place type for 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 proposed multifamily and single family attached residential uses are an appropriate transition from single family detached residential to the south and west and the commercial and institutional uses to the north.
- The proposed development will provide more housing options on the edge of a neighborhood of predominately single family detached dwellings.
- The site is in close proximity to CATS bus stops, retail, public schools, and will have a direct trail connection to Camp Greene Park.
- The petition proposes to extend and construct to streets to city standards while providing an 8' buffered bike lane, 8' planting strip, and 8' sidewalk along the site's Alleghany St frontage.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:

- 1: 10 Minute Neighborhoods
- 2: Neighborhood Diversity & Inclusion
- 3: Housing Access for All
- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities

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

Motion/Second: Welton / 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 inconsistent with the *2040 Policy Map*.

Commissioner Gaston inquired about the height of the single family attached dwellings. Staff replied that they would be limited to 50'. Commissioner Gaston asked if there was existing housing along Bullard St. Staff stated that there are some single family residences south of Bullard St and north of Bullard St is largely undeveloped.

Commissioner Welton asked if there would be a buffer between the site and the properties on the opposite side of Granger Ave. Staff replied that there would not be a buffer as Granger Ave would separate the properties but that the petitioner would be upgrading Granger Ave to city standards.

Chairperson Gussman commented that the petition would provide good connectivity to surrounding streets.

There was no further discussion of this petition.

### **PLANNER**

Joe Mangum (704) 353-1908