



Zoning Committee

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**REQUEST**

Current Zoning: I-1 AIR (light industrial, airport noise overlay)  
Proposed Zoning: R-22MF AIR (multi-family residential, airport noise overlay)

**LOCATION**

Approximately 2.40 acres located on the west side of Alleghany Street, south of Denver Avenue, and north of Wilkinson Boulevard.  
(Council District 3 - Watlington)

**PETITIONER**

Crosland SE

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

- The map recommends Community Activity Center.

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 for a portion of a parcel that is split zoned and aligns the zoning for the parcel to be R-22MF.
- The petition allows for development that aligns with the *2040 Policy Map*.
- The zoning could allow development that increases the housing type and options in the area.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10-Mintue Neighborhood
  - 2: Neighborhood Diversity

Motion/Second: Rhodes / Welton

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 consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311