



Zoning Committee Recommendation

Rezoning Petition 2022-047

December 6, 2022

REQUEST

Current Zoning: R-4, single family residential
Proposed Zoning: O-2(CD), office, conditional

LOCATION

Approximately 0.28 acres located on the west side of Eastway Drive, south of Arnold Drive, and north of Central Avenue.
(Council District 1 - Anderson)

PETITIONER

Joseph Leland

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 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 map recommends Neighborhood 1.

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 site is located in area with a mix of uses along Eastway Dr. Eastway Dr. is a major thoroughfare which is a street type that supports non-residential uses. There is a mixture of uses in the area along Eastway Dr. The parcel is not located within a single family subdivision. The conditions of the petition maintain the existing residential structure and proposes to convert it for office use. Buffers will be provided per Ordinance requirements along the property lines adjacent to single family homes.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Mintue Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity
 - 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Commercial Place Type for the site.

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

ZONING COMMITTEE DISCUSSION

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

Commissioner Russell ask what the specific concerns of the neighborhood opposition was that was brought up at the public hearing. Staff explained that the neighborhood expressed that they were opposed to the rezoning because they would like to see the parcel remain residential. They also asked that if Council did decide to approve the petition, they would want notes limiting parking in front of the building and exterior lighting. Staff stated that the two commitments were added to the plan.

Commissioner Welton asked for clarity about the sidewalk on the site frontage. CDOT staff stated that existing sidewalk and planting strip met the minimum requirements, and the proposal was reusing the existing building so the petitioner is not required to replace the sidewalk and planting. Planning staff noted that if the proposal was for redevelopment then there would be an expectation to upgrade the facilities.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311