



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-042

December 6, 2022

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-5 (single family residential)

LOCATION

Approximately 22.90 acres located along the west side of Harrisburg Road, south of Sam Dee Road, and southwest of Interstate 485.
Council District 5 - Molina

PETITIONER

Brian Iagnemma

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

- The adopted policy map recommends the Neighborhood 1 Place Type.

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's proposal for low-density, single-family units is consistent with Neighborhood 1 Place Type.
- The Neighborhood 1 Place Type may consist of smaller lot single family detached developments, small townhome buildings, and small multi-family buildings.
- The petition is compatible with neighboring residential uses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 9: Retain Our Identity & Charm.

Motion/Second: Rhodes / Russell

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the conventional petition and noted that it is consistent with the *2040 Policy Map*. Commissioner Lansdell inquired if roadway improvements in alignment with increasing traffic volume are planned for Harrisburg Road. CDOT staff replied that since this is a conventional request, only ordinance requirements will be addressed during permitting. Commissioner Gussman asked if the potential increase in traffic can be quickly accommodated. CDOT staff responded no improvements are currently identified for this area, but the CIP will look at potential projects. CDOT staff noted that the traffic conditions are on the radar. It was noted that the residents identified sidewalk gaps at the public hearing. CDOT staff noted that improvements will be limited to the project frontage.

There was no further discussion of this petition.

PLANNER

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