



Zoning Committee Recommendation

Rezoning Petition 2022-150

March 7, 2023

REQUEST

Current Zoning: R-3 (Single Family Residential)

LOCATION

Proposed Zoning: R-8 (Single Family Residential)
Approximately 0.88 acres located on the south side of Hickory Grove Road, east of East W.T. Harris Boulevard, and south of Robinson Church Road. (Council District 5 - Molina)

PETITIONER

Le'Kisha Stevenson

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 *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type for this site

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 range of uses with a R-8 zoning are consistent with the *2040 Policy Map* recommendation for Neighborhood 1 on Hickory Grove Road throughfare.
- 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.
- This petition proposes to add to the variety of housing options such as dwellings, duplex, triplex, or quadraplex in the area along Hickory Grove Rd.
- The proposed site is well served by transit via the existing bus transit access along Hickory Grove Road with a stop within a ¼ mile of the site.
- The R-8 zoning is consistent with the townhome development across the street from this site and the surrounding neighborhood area.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

Motion/Second: Harvey / Welton

Yeas: Guessman, Harvey, Rhodes, Welton, Lansdell

Nays: None

Absent: Gaston and Russel

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

Emma Knauerhase (704) 432-1163