



Zoning Committee

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**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.72 acres located at the intersection of Kelly Street and Dallas Avenue, west of North Sharon Amity Road. (Council District 5 - Newton)

**PETITIONER**

The Drakeford Company; Saussy Burbank, LLC

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**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:

This petition is found to be consistent with the *East District Plan*, based on the information from the staff analysis and the public hearing and because:

- The area plan recommends single family land use; and
- The *General Development Policies* support a density of eight units per acre.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed single family development is located within an established single family detached neighborhood; and
- Buildings will provide setbacks that are compatible with those of existing abutting dwellings; and
- The site is adjacent to multi-family uses across Kelly Street; and
- The petition will provide single family detached dwellings that will only slightly exceed the recommended density of eight dwelling units per acre.

Motion/Second: McClung / Spencer

Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that the land use is consistent with the adopted area plan and the proposed 8.3 density is slightly above the eight dwelling units per acre

recommended by the *General Development Policies* (GPD). There were no outstanding issues at the public hearing.

There was no further discussion of this petition.

**Planner**

Sonja Sanders (704) 336-8327