



## Zoning Committee Recommendation

Rezoning Petition 2020-065

August 4, 2020

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### REQUEST

Current Zoning: O-1 (office)  
Proposed Zoning: R-17MF (multi-family residential)

### LOCATION

Approximately 15.84 acres located on the south side of Albemarle Road, west of Regal Oaks Drive, and east of Farm Pond.  
(Council District 5 - Newton)

### PETITIONER

Herman E. Ratchford

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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 *Eastland Area Plan* and the *General Development Policies* based on the information from the staff analysis and the public hearing and because:

- The plan recommends Single Family/Multi-Family/Office/Retail for this site.
- The *General Development Policies* guidelines support up to 17 DUA for the site.

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 site is currently developed with multi-family residential.
- The site is adjacent to other multi-family residential use in R-17MF zoning districts.
- The density increase from 12 DUA in O-1 to 17 DUA in R-17MF is consistent with other multi-family developments in the broader area zoned R-17MF. In addition, multi-family up to 22 dwelling units per acre would be allowed in the surrounding B-2 zoned areas.
- The proposed zoning would allow up to 17 units per acre, as supported by the General Development Policies.
- The site is located in an area with a mix of uses appropriate for moderate density multi-family use.

Motion/Second: Barbee / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311