



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-1(CD) (urban residential, conditional)

LOCATION

Approximately 3.62 acres located along the north side of Sardis Road, east of Sunnywood Lane, and south of Watergate Road. Choose an item.

PETITIONER

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 **consistent** with the *South District Plan*, but inconsistent with the plan density. However, the increased density is supported by the *General Development Policies* based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential development use; and
- The plan recommends a density of up to 3 dwelling units per acre; and
- The *General Development Policies* support up to 8 dwelling 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 proposal is for single family detached homes, the same use developed in the surrounding area.
- The petition limits the density to a maximum of 4.97 units per acre.
- The site plan limits building height and provides architectural commitments compatible with the existing single family development.
- The site plan provides screening and tree save areas around the site and larger setbacks that are similar to traditional single family zoning.
- The proposal develops vacant land rather than redeveloping existing single family homes.
- The site design and layout limits the number of driveways curb cuts connecting to Sunnywood Lane and Sardis Road

North thus limiting potential vehicular and pedestrian conflict points.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family at 3 DUA to residential at 5 DUA for the site.

Motion/Second: Kelly / 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 recommendation for single family residential use and inconsistent with the Plan's recommend density. However, the density is supported by the *General Development Policies* which supersedes the density in the district plan.

A commissioner asked staff to verify that Fire had reviewed the plans and had no issues. Staff stated that Fire staff were contacted, and they confirmed they were ok with the rezoning plan as proposed and shared in the Zoning Committee Work Session PowerPoint.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311