



Zoning Committee

---

---

**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 2.334 located west of the Interstate 485, along the southeast side of McKee Road.  
(Council District 7 - Driggs)

**PETITIONER**

Lewis RE Group LLC

---

**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:

This petition is found to be inconsistent with the *South District Plan* and **inconsistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential up to 3 dwelling units per acre; and
- The *General Development Policies* support up to 6 dwelling units per acre.

However, 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 located between McKee Road and I-485 which separate the proposed development from most of the surrounding lower density single family residential.
- The petition proposes a density of 7.7 units per acre. There are existing developments zoned for attached single family development along the south side of McKee Road adjacent to I-485.
- Moderate density residential development serves as a buffer and transition from I-485 to single family development.
- The proposed site plan provides commitments that reduce impacts and makes the project compatible with surrounding development including:
  - Left turn lane into site and Ordinance required buffers.
  - Building height limited to 40 feet, same as single family zoning.

- Architectural standards including specified allowed façade materials, usable porches and/or stoops, and offsets or façade treatments to differentiate units.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential use up to 3 DUA to residential use up to 8 DUA for the site.

Motion/Second: Barbee / Blumenthal  
 Yeas: Barbee, Blumenthal, McMillan, Samuel, and Welton  
 Nays: None  
 Absent: Kelly and Nwasike  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan; however, staff feels the proposal is appropriate give the site context and design.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311