



Zoning Committee

---

---

**REQUEST**

Current Zoning: I-1 (light industrial)  
Proposed Zoning: R-8 (single family residential)

**LOCATION**

Approximately 0.41 acres located on the east side of Orlando Street, south of Norris Avenue, and north of Moretz Avenue. (Council District 1 - Egleston)

**PETITIONER**

No Fear Investments, LLC

---

**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 *Statesville Avenue Corridor Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses at eight 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 *Statesville Avenue Corridor Area Plan* recognizes the existing residential uses located on the subject property; and
- The proposed residential zoning is consistent with the other one-story single family residential in single family zoning uses on this dead end block of Orlando Street; and
- The intent of the rezoning is to align the existing single family land use with the appropriate zoning.

Motion/Second: Nelson / 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 it is consistent with the adopted area plan.

A commissioner noted that residential housing is not usually allowed in industrial zoning districts. Staff noted that this site was legally non-conforming.

A commissioner suggested that Housing and Neighborhood Services be made aware of potential affordable housing stock during the rezoning process.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225