



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 7.5 acres located on the west side of Elm Lane, south of Camfield Street.  
(Council District 7 - Driggs)

**PETITIONER**

Land Investment Resources, 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 *South District Plan* and meets the *General Development Policies* for development at up to 12 dwellings per acre based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential use; and
- The proposed density is 8.13 dwellings 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 subject rezoning is a rear portion of a large parcel with an institutional use situated on a major collector street; and
- The site is located in an area with a number of single family attached developments to the northwest, south, and across Elm Lane in a mixture of zoning districts. The petition limits the maximum building height to 40 feet and three stories consistent with other single family attached and detached residential development in the area; and
- The site plan commits to a 38-foot landscaped area, planted to meet the Class C buffer requirements abutting the four single family detached homes that are adjacent to a portion of the rear of the site; and
- The property is near the Stonecrest Mixed Use Activity Center, and is within a short walking distance of supporting uses such as religious institutions, schools, and shopping centers including Camfield Corners and The Village at Robinson Farm. The petition proposes pedestrian connectivity to Camfield Street and Elm Lane for access to these uses.

Motion/Second: McClung / Ham  
Yeas: Fryday, Gussman, Ham, McClung, McMillan,  
Samuel, and Watkins  
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 the schools in the area were over capacity; however, CMS will be constructing a new middle school on board in the area but has not determined a location for a new high school.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311