



Zoning Committee

REQUEST

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: O-2(CD) (office, conditional)

LOCATION

Approximately 0.77 acres located on the east side of Craig Avenue, north of N. Sharon Amity Road.
(Council District 5 - Newton)

PETITIONER

White Oak Management, Inc.

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 inconsistent with the *South District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends multi-family residential use.

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 proposed parking lot is located behind dwelling units that are owned and used by the abutting nursing home/ institutional use, White Oak Manor. The parking will be used as accessory parking to the dwelling units and the adjacent nursing home; and
- There are no buildings proposed with the parking lot, and streetscape improvements will be provided along the frontage of abutting public streets; and
- A buffer will be provided abutting existing residential dwelling units, and no access will be allowed across the residential zoning; and
- The site is bounded by streets on two sides, and one-way access will be provided.

The approval of this petition will revise the adopted future land use, as specified by the *South District Plan*, from multi-family residential to institutional for the site.

Motion/Second: Gussman / 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 inconsistent with the adopted area plan.

A member asked about a sidewalk extension requested by CDOT. Staff responded that the site plan commits to extension of the eight-foot back of curb sidewalk along the west side of the property to the intersection. A committee member asked if the lot will remain gravel? Staff responded that the site plan does not specify whether the lot will be paved or gravel, and that the parking lot is not required to be paved, other than required handicapped accessible spaces, and the driveway apron.

There was no further discussion of this petition.

PLANNER

Sonja Sanders (704) 336-8327