



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-4 (single family residential)

LOCATION

Approximately 0.82 acres located on east side of Providence Road at the intersection of Westbury Road.
(Council District 6 - Bokhari)

PETITIONER

Anthony Moore

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 increased density to four dwellings per acre based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential uses.

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 site is on Providence Road, a major thoroughfare, and is located between a day care facility and a religious institution, at the edge of the Cotswold mixed use activity center, with limited adjacency to single family properties; and
- The differences between R-3 and R-4 are relatively minor, and changing the zoning from R-3 to R-4 for a parcel of less than one acre will not impact the character of the surrounding neighborhood.

Motion/Second: Watkins / Sellers

Yeas: Fryday, Ham, McMillan, Nwasike, Sellers, Sullivan and Watkins

Nays: None

Absent: Gussman, McClung, Samuel

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311