



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-6 (single family residential)

**LOCATION**

Approximately 2.7 acres located on the south side of McKee Road, east of Kuykendall Road.  
(Council District 7 - Driggs)

**PETITIONER**

Llewellyn Development, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 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 *General Development Policies*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential use; and
- The *General Development Policies* support a density of up to six 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 proposed R-6 (single family residential) district allows the same uses as the surrounding R-3 (single family residential) district; and
- The proposed R-6 (single family residential) district is compatible with the R-3 (single family residential), MX-2 (mixed use) and R-8MF(CD) (multi-family, conditional) zoning in the area; and
- The subject property backs up to I-485 to the southeast, and abuts a religious institution to the southwest and thereby limiting adjacency to lower density residential to one vacant lot to the northeast.

Motion/Second: McClung / Gussman

Yeas: Fryday, Gussman, Ham, McClung, McMillan, and Samuel

Nays: None

Absent: Watkins

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. The *General Development Policies* support a density of up to six dwelling units per acre.

A commissioner noted that McKee Road was also Ballantyne Parkway. This area is larger lots and has a church on one side, and there is not as much expectation of privacy. Staff noted that this proposal is a conventional rezoning that would allow all uses in R-6 (single family residential).

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311