



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)

LOCATION

Proposed Zoning: R-8(CD) (single family residential, conditional)
Approximately 1.08 acres located at the intersection of Vernon Drive and Providence Drive, north of Wendover Road and east of Providence Road

PETITIONER

Blue Azalea - Providence, LLC

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* recommendation for residential uses, and with the *General Development Policies* density recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to three dwelling units per acre, and the *General Development Policies* support a density up to eight dwelling units per acre.

(Therefore, we find) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed single-family development is located within an established single family detached neighborhood.
- The proposed development is adjacent to a single family attached development zoned R-8(CD).
- The R-8(CD) petition seeks to allow three single family detached dwellings, or two duplex dwellings on three individual lots, and the minimum setback and yards are compatible with the surrounding pattern of development.
- The proposed density is supported by the *General Development Policies*.

The approval of this petition will revise the mapped adopted future land use as specified by the *South District Plan*, from single family residential at three dwellings per acre to residential at up to five dwellings per acre for the site.

Motion/Second: McClung / Ham
Yeas: Gussman, Ham, McClung, Spencer, Nwasike,
and Wiggins
Nays: None
Absent: Watkins
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noting all outstanding transportation issues had been addressed, but there were still technical revisions regarding sidewalk/planting strip along Vernon Drive to be resolved. Staff also conveyed the reduction in dwelling units from the proposal heard at the public hearing. Staff stated the request is consistent with the *South District Plan* for residential uses, and the General Development Policies for density and recommended approval of the request.

The Zoning Committee commented that they did not see traffic concerns being an issue with this petition after visiting the area and noting the street connectivity around the subject property. There was no further discussion on the petition.

PLANNER

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