



Zoning Committee

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 0.48 acres located on the north side of Lakewood Avenue, west of Rozzelles Ferry Road.
(Council District 2 - Harlow)

PETITIONER

Lakewood Apartments LLC

**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 *Lakewood Neighborhood Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/retail/residential land uses for this site.

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 site plan is consistent with the land use and density recommendations for this site.
- The proposed development is consistent with the *Lakewood Neighborhood Plan* goals for reducing vacant lots in the area and to continue revitalization efforts that improve the overall quality of life within the neighborhood.
- The adjoining property along Rozzelles Ferry Road is zoned B-2, which allows for residential uses up to 22 dwellings per acre (DUA).
- The proposed site plan provides a Class C buffer along the single-family residential lot adjacent to the site.

Motion/Second: Gussman / Watkins

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

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the request and noted that all outstanding issues had been addressed by petitioner. Staff stated that the petition is consistent with the adopted plan and recommended approval. A Commissioner expressed concern about what uses could be developed on the site should the proposal before the Committee not be constructed. The Commissioner further commented about redevelopment that had occurred the block with new residential units, and how a non-residential use on the rezoning site could potentially negatively impact the neighborhood. There was discussion about the notes and building footprint on the site plan which does limit development to the 36 residential units. It was further noted that staff had requested the conditional rezoning in order to limit the uses on site to residential. There was no further discussion of this request.

PLANNER

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