



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-8MF(CD) (multi-family, conditional) and  
INST(CD) (institutional conditional)

**LOCATION**

Approximately 20.5 acres located on the west side of Providence Rd, north of Lynbridge Dr., south of Old Providence Rd.  
(Council District 7 - Driggs)

**PETITIONER**

Proffitt Dixon Partners

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**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:

The proposed institutional use (active adult community) is found to be inconsistent with the *South District Plan* and the proposed residential component (townhomes and/or stacked flats) is 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 *South District Plan* recommends single family residential for the site; and
- The *General Development Policies* support a density up to 8 units per area for the residential component of the site plan.

However, 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 site plan includes a mix of institutional (active adult retirement community) and moderate density housing creating diversity in housing types in the area.
- Area plans typically do not recommend specific locations for future institutional uses. The proposed active adult community will provide housing options as the area residents age. The petitioner is committing to a number of amenities targeted for aging population.
- The site is located on a major thoroughfare with other non-single family uses in close proximity along the corridor and has access to transit services.
- The proposed uses are residential, and the institutional use is surrounded by townhomes or carriage units (stacked flats) thus limiting the visual impact of the

institutional use on adjacent single family parcels, in addition to providing both a buffer and separation of uses.

- The proposal limits the height of townhomes/carriage units to 40 feet (same as surrounding zoning) and limits the height of the institutional use buildings to 46 feet.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential up to 3 dwelling units per acre to residential up to 8 units per acre for the R-8MF(CD) portion of the site and institutional uses for the INST(CD) portion of the site.

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

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that proposed institutional use (active adult community) is inconsistent with the *South District Plan* which recommends single family residential. The proposed residential component (townhomes and/or stacked flats) is consistent with the land use recommendation of the adopted district plan and is consistent with the *General Development Policies*, which support a density up to 8 units per acre for that part of the site plan.

The committee felt the recent changes made to plan, in cooperation with the community, related to the reduction in units, number of buildings and signal analysis were positive and resulted in a improved proposal.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311