



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-1(CD) (urban residential, conditional)

LOCATION

Approximately 0.56 acres located at the southwest corner N. Sharon Amity Road and Emory Lane, east of Randolph Road. (Council District 5 - Newton)

PETITIONER

Kyle Short

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

- The plan recommends single family detached residential land use, and
- The proposed density of 7.1 units per acre meets the criteria set forth in the *General Development Policies*, for an increase in density up to 8 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 scale and building orientation/pattern promote compatibility with the existing character of the surrounding existing homes.
- Site has frontage on a thoroughfare, and is located across the street from an institutional use.
- Units that front Emory Lane provide a front setback similar to the established setback and pattern of development along Emory Lane, and provides a transition along the street.
- Proposed project will provide improved sidewalk and streetscape through a 8-foot planting strip and 6-foot sidewalk along Emory Ln., and a 16-foot planting strip and 6-foot sidewalk along N. Sharon Amity Road.
- Petition provides certainty on the number of lots, building envelope, and tree preservation.

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 single family residential up to 8 dwelling units per acre for the site.

Motion/Second: McClung / Samuel
 Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that the land use is consistent with the adopted area plan and meets the criteria in the *General Development Policies* for the density proposed.

A commissioner noted that they had visited the site, and while the curve on Sharon Amity Road is rough, saw no reason for concern for this project.

Another commissioner noted that this is use of UR-1 zoning and wondered why R-8 would not work. Staff noted that it had to do with setback and lot size requirements. The proposal provides for a 17-foot setback, but roughly aligns with the next house due to road curve.

A commissioner asked if the driveways provided would be long enough for a car to park without blocking the sidewalk. Staff responded that driveways would be required to be long enough to clear the sidewalk. The site plan appears to show adequate driveway length. The commission suspended the rules to ask the petitioner if they would be willing to add a note specifying that driveways would be at least 20 feet in length beyond the sidewalk. The petitioner’s representative responded affirmatively.

A commissioner noted that this site was along a busy street on the edge of a neighborhood, and is in a place where we look to add more density, but is struggling with this particular project. It is a neighborhood of very large lots, but this is a transition to the busy street, and it is still single family detached homes.

There was no further discussion of this petition.

PLANNER

Sonja Sanders (704) 336-8327