



Zoning Committee

REQUEST

Current Zoning: R-3 (single family)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 0.66 acres located on the south side of the intersection Randolph Road, South Dotger Avenue and Montrose Court.
(Council District 1 - Egleston)

PETITIONER

Doug Dunaway

**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 *Central District Plan*, and the *General Development Policies*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential land uses.

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 density of 4.5 units per acre is slightly higher than what is allowed under the current zoning and is slightly higher than the adopted plan recommendation of four dwelling units per acre.
- The proposed development is consistent with the development pattern and residential land use recommendation for the site and surrounding area.
- The new development will upgrade the existing pedestrian network along the site's frontage.
- A single-family structure and duplex is a use allowed under the existing zoning district and the proposed district.

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

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Solomon Fortune (704) 336-8326