



Zoning Committee

---

---

**REQUEST**

Current Zoning: R-8 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 2.39 acres located on the south side of Rozzelles Ferry Road, west of South Turner Avenue, east of South Gardner Avenue.  
(Council District 2 - Harlow)

**PETITIONER**

Hopper Communities, Bart Hopper

---

**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 **inconsistent** with the *Central District Plan*, but is consistent with the *General Development Policies* (GDP) guidance to allow over 17 dwelling units per acre based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential up to 8 dwelling units per acre.

However 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 petition is inconsistent with the density recommendation from the Central District Plan; however, since the adoption of that plan in 1993 there have been significant changes in the area surrounding this site, including the recent rezoning of Savona Mill and the future LYNX Gold Line streetcar.
- The site is located within ½ mile of a transit stop along the Lynx Gold Line streetcar at Five Points.
- The site is located within the Rozzelles Ferry/West Trade CNIP area, where significant infrastructure and neighborhood enhancement projects are underway that complement more dense residential development.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 8 units per acre to residential up to 22 units per acre for the site.

Motion/Second: McClung / 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 it is inconsistent with the adopted area plan but consistent with the *General Development Policies*.

There was no further discussion of this petition.

**PLANNER**

Lisa Arnold (704) 336-5967