



Zoning Committee

REQUEST

Current Zoning: NS (neighborhood services)
Proposed Zoning: R-8 (single family residential)

LOCATION

Approximately 14.25 acres located at the eastern portion of the intersection of Harrisburg Road and Stames Randall Road.
(Council District 5 - Newton)

PETITIONER

JDSI, LLC

**ZONING COMMITTEE
ACTION/
STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *East District Plan*, based on the information from the staff analysis and the public hearing and because:

- The Plan recommends retail or office uses for the majority of the site as well as residential uses at up to four dwelling units per acre for the western edge of the site.

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 East District Plan's recommendation for residential development at up to four dwelling units per acre was amended upon the approval of rezoning petitions 2001-024 and 2003-033.
- The current NS zoning under petition 2003-033 permitted retail and office uses. However, NS districts can allow for residential development at up to 22 dwelling units per acre.
- The petition is consistent with surrounding land uses while being less intense than what the existing NS zoning district's conditional plan would allow per rezoning petition 2003-033 (100,000 SF of retail, service, and office uses).
- The petition is consistent with abutting residential land uses along Stames Randall Road to the north which contain a mixture of residential uses including multi-family, single family attached, and single family detached residential.
- The uses permitted in the R-8 district are considered more compatible with the surrounding attached and detached single family development than the non-residential uses permitted under the current NS zoning district.

The approval of this petition will revise the adopted future land use as specified by the *East District Plan* upon the approval of rezoning petition 2003-003, from retail or office uses and residential uses up to four dwelling units per acre to residential uses up to eight dwelling units per acre for the site.

Motion/Second: McClung / Nwasike

Yeas: Gussman, Ham, Spencer, Barbee, McClung, and Nwasike

Nays: None

Absent: Watkins and Wiggins

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was a very brief discussion on existing traffic conditions along this portion of Harrisburg Road.

PLANNER

William Linville (704) 336-4090