



Zoning Committee

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-8MF (multi-family residential)

LOCATION

Approximately 0.85 acres located on the south side of Morris Field Drive and the west side of Eaton Circle, east of Airport Drive.
(Council District 3 - Watlington)

PETITIONER

Regal Estates, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-1 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*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family land use for this 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 proposed petition is inconsistent with the land use recommendation for single family up to 4 DUA for this site. However, the site is located at an intersection within an activity center that could support a small increase in density.
- The site is currently developed as a duplex which is permitted on corner lots within the R-4 zoning district.
- The petition meets the General Development Policies locational criteria for consideration of up to 6 dwellings per acre.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 4 DUA, to residential up to 8 DUA for the site.

Motion/Second: McClung / Watkins
Yeas: Gussman, Ham, McClung, Nwasike, Watkins, and Wiggins
Nays: Spencer
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.

One of the committee members asked if the property is within the Airport Noise overlay. Staff confirmed that site is located just outside the overlay.

There was no further discussion of this petition.

MINORITY OPINION

The committee member felt that it is not appropriate to upzone residential property located next to heavy industrial.

PLANNER

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