



Zoning Committee

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 1.43 acres located on the west side of Nations Ford Road, north of West Tyvola Road.
(Council District 3 - Mayfield)

PETITIONER

US Development, Inc.

**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 consistent with the *Southwest District Plan* and the *General Development Policies (GDP)*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses.
- The *GDP* supports an increased density of up to 12 dwelling 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 site is located on a major thoroughfare, with properties zoned for multi-family residential to the north, west and east, across Nations Ford Road; and
- The site sits across from a parcel on Nations Ford Road that is zoned CC (Commercial Center), which would allow for a hotel or office building up to six stories tall; and
- The requested zoning district, and proposed density and residential type, are generally consistent with the characteristics in the immediate area. Apartments to the north are zoned R-17MF (multi-family residential), and townhomes directly to the west are zoned R-8MF(CD) (multi-family residential, conditional); and
- The proposed site plan provides a 16-foot Class C Buffer along the southern edge of the site where it adjoins single family property. Proposed along the northern edge is a buffer reduced by 25% to 12 feet with a brick screen wall, plus a 24-foot wide private driveway.

Motion/Second: Gussman / Ham

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that the proposed is consistent with the adopted area plan and the density supported by the *General Development Policies*. A Commissioner commented about possible guest parking along the private driveway. There was no further discussion of this request.

PLANNER

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