



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2019-141

February 4, 2020

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**REQUEST**

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

**LOCATION**

Approximately 0.44 acres located on the west corner of N. Sharon Amity Road and Castleton Road.  
(Council District 5 - Newton)

**PETITIONER**

Mark Bolous

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *South District Plan* (1993) recommendation for single family housing at three units per acre for this site. The petition is **consistent** with the *General Development Policies* recommendation for residential uses at the proposed density based on the information from the staff analysis and the public hearing and because:

- The petition proposes single family attached and detached residential use up to 9.09 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 General Development Policies residential design guidelines state that infill development should protect and enhance the character of existing neighborhoods by encouraging a range of housing types and densities while blending the building scale and setbacks with existing development.
- The proposed site layout provides a setback along the street frontages that is compatible with surrounding single family residential.
- Duplex units are permitted on corner lots within single family zoning. The proposed duplex unit is located on the corner of the intersection of North Sharon Amity Road and Castleton Road.
- Single family homes dominate the Castleton Road frontage. The petition proposes two single family homes fronting Castleton Road.
- The dwelling units have a height limited to 40 feet, same maximum height allowed in single family zoning.

- The adjoining property zoned R-12MF(CD) by petition 1995-060 is conditionally zoned for use only as a fraternal organization hall and buffers the site from single family uses to the north and west of the site.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family at 3 DUA to residential at 12 DUA for the site.

Motion/Second: Watkins / McClung  
Yeas: Gussman, Ham, McClung, Nwasike, Watkins  
Nays: None  
Absent: Spencer, Wiggins  
Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

Several zoning committee members noted the similarity of the petition to the recent petition west of the site on North Sharon Amity Road that they recommended approval of as well and felt was appropriate. They also noted that this petitioner has revised the site plan layout as requested by the Planning staff.

There was no further discussion of this petition.

## **PLANNER**

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