



Zoning Committee

REQUEST

Current Zoning: N1-C (neighborhood 1-C)

LOCATION

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Approximately 4.09 acres located along the north side of Hovis Road, west of Wildwood Avenue. (Council District 2 - Graham)

PETITIONER

True Homes

**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:

To Approve:

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

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- While the site is designated as a Neighborhood 1 (N-1) Place Type by the *2040 Policy Map*, the property abuts two parcels zoned N2-B and developed with multi-family.
- The site is within a ¼-mile of a designated Neighborhood Activity Center (NC). And the site is adjacent to several nonresidential uses such as a church, childcare center, and a commercial storefront.
- The proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The plan includes provisions that the dwellings will be House Charlotte eligible. Providing attainable units in an area is located within an Access to Housing Gap according to the *2040 Comprehensive Plan*.
- The site is directly served by transit, the number 18 CATS local bus providing service between Callabridge Commons/Riverbend shopping centers and the Rosa Parks Community Transportation Center.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Sealey / Neeley

Yeas: Sealey, Neeley, McDonald, Shaw, Winiker, Stuart, Blumenthal

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner McDonald stated that there were many positive remarks expressed about this plan during the public hearing and she feels that those positives make up for the concerns about the size or scale of the parking area. She asked if staff could provide additional feedback regarding the remaining outstanding issue.

Staff stated that in townhome-style developments parking is typically provided via alleys or individual driveways and the parking area makes up a significant portion of the site. Staff stated that the parking ratios are in line with the requirements of the ordinance and the site is not significantly over-parked, but we would like to see the expanse of pavement reduced using landscaping and landscape islands. Staff stated that the petitioner is preparing a landscape plan that may address staff's concerns.

Chairman Blumenthal stated that he would like to see a landscape plan, but if there is a tradeoff between additional landscaping and losing units, he would prefer to maintain the unit count.

There was no further discussion of this petition.

PLANNER

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