



Zoning Committee

REQUEST

Current Zoning: I-1 and R-22MF (general industrial and multifamily residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 1.1 acres located east of Turner Avenue, west of Bacon Avenue, and south of Rozzelles Ferry Road.
(Council District 2 - Graham)

PETITIONER

James Doyle

**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:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) land use recommendation but **consistent** with the *General Development Policies*, which supports the requested residential density up to 17 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial use for part of the site and multi-family and single family residential uses for the remainder of the site.
- The petition meets the General Development Policies locational criteria for consideration of up to 17 dwellings per acre.

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:

- The proposed site plan, while inconsistent with land use plan recommendations, is consistent with existing surrounding residential development.
- The property across Turner Avenue from the site, was rezoned in 2019 to MUDD-O to allow single family attached residential uses at a density of 19 dwelling units per acre.
- Residential uses are more appropriate in this area of the Seversville neighborhood, rather than the industrial uses that were recommended in the past. The adjacent Savona Mill property was rezoned in 2019 to support

redevelopment and conversion of the property to commercial, office, and residential uses.

- The site is one block from a pair of CATS bus stops for Route 1, providing an alternative transportation option for future residents.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial, multi-family residential, and single family residential to multi-family residential.

Motion/Second: Blumenthal / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

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.

Committee Member Kelly inquired about the driveway locations and whether the Chamberlain Avenue right-of-way would be used to construct a new street. Eric Lemieux of CDOT replied that only part of the street would be built. Topographical challenges prevent the remainder of the street from being constructed.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908