



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 8.04 acres located on the north side of Galloway Road, east of Interstate 85, west of Interstate 485.  
(Council District 4 - Johnson)

**PETITIONER**

1124 Galloway, LLC

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**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 *Northeast Area Plan* (2000), based on the information from the staff analysis and the public hearing and because:

- The plan recommends office uses.

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:

- This petition proposes up to 63 single family attached dwelling units, with a density of 7.8 dwelling units per acre (DUA).
- Even though this proposal is inconsistent with the *Northeast Area Plan* (2008) recommendation for Office use, it fulfills the area plan's recommendation of providing a mixture of land uses and a pedestrian-oriented environment.
- The petition will enhance the pedestrian environment by committing to orient the houses located on Galloway Road to face the street, establish a minimum 8-foot sidewalk and 8-foot planting strip, and providing internal sidewalks and pedestrian connections as depicted on the site plan.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan* (2008), from Office use to Residential up to 8 DUA for the site.

Motion/Second: Barbee / Nwasike

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.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225