



Zoning Committee

REQUEST

Current Zoning: O-15(CD) (office, conditional)
Proposed Zoning: R-22 MF (multi-family residential)

LOCATION

Approximately 7.23 acres located on the west side of Regal Oaks Drive, east of Winterhaven Drive, and north of Albemarle Road.

(Council District 5 - Newton)

PETITIONER

Elmington Capital Group

**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 *Eastland Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single-family/multi-family/office/retail uses with a residential density of up to 12 dwelling units per acre (DUA) for the site.

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 requested residential density at this location is an appropriate buffer between non-residential uses against Albemarle Road to the south and lower density multi-family and single family uses to the north.
- The residential uses to the north include R-17MF and R-22MF, while only a small portion of the site abuts single family zoning.
- The proposed rezoning district helps achieve a portion of the vision for the Eastland area in that it provides a "variety of housing types".

The approval of this petition will revise the adopted future land use, as specified by the *Eastland Area Plan*, from single-family/multi-family/office/retail uses to residential uses up to 22 DUA for the site.

Motion/Second: Barbee / Welton

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

Nays: None
Absent: Kelly, Nwaskie
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

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