



Zoning Committee

REQUEST

Current Zoning: R-4 (residential)
Proposed Zoning: R-8(CD) (residential, conditional)

LOCATION

Approximately 1.572 acres located off Arnold Drive, east of Eastway Drive and West of Kilborne Park in the Markham Village neighborhood.

(Council District 1 - Egleston)

PETITIONER

Thom Miller

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 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 uses up to four 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 overall density request (4.45 DUA) is only marginally higher than the recommended density for the site (4 DUA).
- While slightly higher than the recommended density, a request of 4.45 DUA is an appropriate transition between areas of lower density to the East and areas of higher density to the West, along Eastway Drive.
- The proposed housing is consistent with the overall context of the surrounding neighborhood.
- This petition proposes residential uses, and the Eastland Area Plan recognizes a need for protecting existing neighborhoods from non-residential encroachment.

The approval of this petition will revise the adopted future land use as specified by the Eastland Area Plan from single family uses up to four DUA to residential uses up to five DUA for the site.

Motion/Second: Barbee / Blumenthal
Yeas: Barbee, Blumenthal, Kelly, Nwasike, Samuel,
and Welton
Nays: None
Absent: McMillan
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Additionally, staff noted that the petitioner is willing and able to address all remaining outstanding issues regarding setbacks, landscaping around the proposed SCM, and tree save.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090