



Zoning Committee

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**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: R-8 (single family residential)

**LOCATION**

Approximately 0.44 acres at the southeastern corner of the intersection of Norwood Drive and Parkway Avenue.  
  
(Council District 2 - Graham)

**PETITIONER**

MOD CLT

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

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

- The *plan* recommends single family residential at up to five dwelling units per acre (DUA) for this 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 petition meets the General Development Policies for supporting an increase in density up to 8 dwelling units per acre for this site.
- A slightly higher density is appropriate at this location on a corner lot as a transition to the single family residential to the east and south of the site.
- An extension of Stewart Creek Greenway, currently under construction, will bring a connector trail across Parkway Avenue from the site.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 5 DUA to residential up to 8 DUA for the site.

Motion/Second: Kelly / Welton

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 but consistent with the General Development Policies for up to 8 DUA.

**PLANNER**

There was no further discussion of this petition.  
Joe Mangum (704) 353-1908