



Zoning Committee

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**REQUEST**

Current Zoning: R-22MF (multifamily residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately  
(Council District 3 - Watlington)

**PETITIONER**

Approximately 8.862 acres located on the south side of West Boulevard, the west side of Beech Nut Road, and east of Clanton Road.

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**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 consistent with the *Central District Plan* for a majority of the site and inconsistent with the adopted plan for the remainder of the site and supported by the General Development Policies, based on the information from the staff analysis and the public hearing and because:

- The petition is consistent with the Central District Plan recommendation of multifamily residential with no specified density for the majority of the site and inconsistent with the recommendation for institutional for the remainder of the parcel. The General Development Policies support a residential density of over 17 units per acre.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The Central District Plan supports residential for a majority of the parcel, while the General Development Policies supports the proposed density.
- The surrounding area consists of a mix of single family and multifamily residential communities.
- The site is located adjacent to, and within walking distance of Barringer Academic Center, a school facility. The streetscape improvements along West Boulevard associated with the proposed project will enhance the walkability and support neighborhood accessibility to the school facility.
- The request will commit to several transportation improvements in affiliation with the development.

- The proposed development provides several architectural commitments with respect to building materials, façade treatments, and avoidance of expanse of blank walls.
- The development commits to provision of amenities on the site.
- The development provides a Class C buffer along all property lines in residential use and/or zoning.
- The approval of this petition will revise the adopted future land use as specified by the Central District Plan, from current recommended institutional use for a portion of the site to the recommended multifamily residential over 17 units per acre for that portion of the site.

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Motion/Second: Kelly / 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 with the adopted area plan for a portion of the site, and inconsistent with the area identified as institutional use (and noted as possible remnant from the abutting school facility). Significant changes to the site plan since the public hearing were noted by staff, including installation of a wooden fence between one of the proposed buildings and an existing residence; streetscape along Public Road 1; transportation improvements at West Boulevard/Dr. Carver Road/Public Road 1; and, coordination regarding access to the greenway. Noted the remaining portion to remain R-4. Still dedicate all or a portion of the R-4 to the land trust for homeownership. Noted a few outstanding issues that would not significantly affect the outcome of the project.

A Commissioner commended the developer for collaborating with the neighborhood, removing the R-4 portion, and continuing to explore homeownership opportunities via the Land Trust. Staff echoed the sentiments that this petition was an example of effective collaboration between the developer and the community. A Commissioner noted that Council Watlington was facilitating much of that discussion.

There was no further discussion of this petition.

## PLANNER

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