



Zoning Committee

REQUEST

Current Zoning: R-4 (residential)
Proposed Zoning: MUDD-O (mixed-use development, optional)

LOCATION

Approximately 4.57 acres located along Wilora Lake Road, south of Hollyfield Drive and immediately east of the former Eastland Mall site.

(Council District 5 - Newton)

PETITIONER

Hopper Communities

**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 **consistent** 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 for the area.

Therefore, 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 increased residential density at this location is contextually appropriate considering the location's proximity to the proposed Eastland Mall redevelopment, the school, and the existing multi-family development across Wilora Lake Road to the east.
- While adjacent to the proposed Eastland Mall redevelopment, the proposal still falls within the area plan's recommendation for a mix of uses in a compact, pedestrian-oriented town center.
- The area plan states "the Town Center will not be successful without careful attention to design elements" such as vehicular and pedestrian connections. This proposal commits to improving the pedestrian experience along Wilora Lake Road.
- A primary objective of the area plan is to embrace and build a range and balance of shopping choices, housing types, and places of entertainment and recreation in the Eastland Mall area. The petition complements this objective through its commitment to single family attached

dwellings and its adjacency to the proposed Eastland Mall redevelopment.

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

ZONING COMMITTEE DISCUSSION

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

Commissioner Kelly noted that reducing the proposed height would probably have helped with affordability of the homes. Chairperson Samuel agreed and added that a tiered height build could have been an option to add affordability as well.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090