



Zoning Committee

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**REQUEST**

Current Zoning: I-1 (CD) (Light Industrial, Conditional) and R-22MF (Multifamily Residential)  
Proposed Zoning: UR-2 (CD) (Urban Residential, Conditional)

**LOCATION**

Approximately 5.6 acres located on Rozzelles Ferry Road between Coronet Way and Bungalow Road.  
  
(Council District 2 - Graham)

**PETITIONER**

DRB Group

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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 **inconsistent** with the land use recommendation of the *Central District Plan* but **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends industrial and single family land use for the site; and
- The *General Development Policies* support consideration for up to 12 dwelling units per acre on the site.

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:

- While inconsistent with the adopted single-family and industrial land uses for this site, the proposed single family attached development is an appropriate transition between the existing single-family neighborhood along Clyde Drive and the commercial uses along Rozzelles Ferry Road.
- The site meets the *General Development Policies (GDP)* criteria for consideration of up to 12 dwelling units per acre.
- A similar townhome development was approved as part of rezoning petition 2019-178, along Rozzelles Ferry Road less than ¼ mile from this site.
- The proposed development would implement a new CATS bus stop on Rozzelles Ferry Road adjacent to the site. The site is also within ½ of Stewart Creek Greenway and approximately one mile from a Lynx Gold Line transit stop.

The approval of this petition will revise the adopted future land uses as specified by the *Central District Plan*, from industrial and single-family land uses to residential up to 12 DUA land use for the site.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Ham

Recused: None

### **ZONING COMMITTEE DISCUSSION**

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

Commissioner Chirinos inquired about proximity to transit. Staff replied that there is an existing bus route along Rozzelles Ferry Road and that the petitioner had committed to providing an ADA compliant bus waiting pad on their frontage. Also, the Gold Line is roughly one mile from this site.

Commissioner Welton inquired about greenways near the site. Staff replied that there is a short developed section of Stewart Creek Greenway between W Trade Street and Rozzelles Ferry Road that will eventually connect to the trail at Seversville Park.

Commissioner Chirinos asked if there was an affordable component to this petition. Staff replied that the proposal is for market rate dwellings.

There was no further discussion of this petition.

### **PLANNER**

Joe Mangum (704) 353-1908