



Zoning Committee

REQUEST

Current Zoning: R-5 AIR (single family residential, airport noise overlay)

Proposed Zoning: R-8MF AIR (multi-family residential, airport noise overlay)

LOCATION

Approximately 0.35 acres located on the west side of Glenwood Drive, north of Tuckaseegee Road, and south of Interstate 85.

(Council District 3 - Watlington)

PETITIONER

Bentley Pham

**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:

To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) and **consistent** with the General Development Policies based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* (1993) recommends single family residential uses up to 4 dwelling units per acre (DUA) for the site; and
- The General Development Policies support up to 8 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 petition would not allow any greater height allowance permitted under the existing zoning district (40 feet for a residential structure).
- This request supports the *Central District Plan's* policy recommendation of promoting "more urban scale infill development..." while only modestly increasing the allowable density on the site from one unit to two units.
- The subject site is the northern most parcel zoned R-5 on the western side of Glenwood Drive and adjacent to a number of parcels zoned O-2, making it an appropriate site to transition to slightly denser uses.
- Though this site is in the airport noise overlay, it is near

the northern edge of the overlay, around three miles from the edge of the airport; and a small increase in density to the site provides appropriate infill without drastically increasing the overall residential units within the airport noise overlay.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan* (1993), from single family residential uses up to 4 DUA to multi-family residential uses up to 8 DUA.

Motion/Second: Ham / Welton
 Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, and Welton
 Nays: None
 Absent: Spencer
 Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902