



Zoning Committee

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 4.2 acres located on the south side of Lakeview Road, west of Reames Road, and east of Beatties Ford Road. (Council District 2 - Graham)

PETITIONER

Mungo Homes

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 *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type 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:

- While this petition is inconsistent with the Neighborhood 1 place type, it is an appropriate and compatible infill project adjacent to an existing Neighborhood 2 development.
- If approved, this petition increases the variety and amount of housing in the area along Lakeview Road.
- The petition commits to a 28-foot Class C buffer on the west side of the site that is adjacent to single family homes.
- This site is supported by transit access as it is located on a bus route and within 1/4 mile of at least 2 bus stops.
- The petition commits to streetscape improvements along Lakeview Road to include an 8-foot planting strip and 12-foot multi-use path.
- The petition also proposes a potential future street connection from the site.
- The petition could facilitate the following *2040*

Comprehensive Plan Goals:

- 1: 10 Minute Neighborhoods
- 2: Neighborhood Diversity & Inclusion
- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Rhodes / Gaston

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell

Nays: None

Absent: Welton

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Lansdell expressed concern over the width of private alleys.

Commissioner Gussman asked about the land use inconsistency. Staff stated that while this petition is inconsistent with the Neighborhood 1 place type, it is an appropriate and compatible infill project adjacent to an existing Neighborhood 2 development to the south.

There was no further discussion of this petition.

PLANNER

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