



Zoning Committee

---

---

**REQUEST**

Current Zoning: IC-1 (institutional campus) and R-12MF(CD) (multi-family residential, conditional)  
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional) and R-12MF(CD) SPA (multi-family residential, conditional, site plan amendment)

**LOCATION**

Approximately 3.9 acres located on the north side of Albemarle Road, west of Harrisburg Road, and south of Pence Road. (Council District 5 - Molina)

**PETITIONER**

KTED Townhomes

---

---

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be insert consistency from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the *2040 Policy Map* recommendation for the Community Activity Center Place Type and **inconsistent** with the Neighborhood 1 Place Type.

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 Neighborhood 2 Place Type recommends higher density housing areas that provide a variety of housing types such as townhomes and apartments.
- In addition to retail, restaurant and entertainment, and personal services, some multi-family and office may also be located in the Community Activity Center Place Type.
- The proposal for single family attached residential uses, at approximately 12 dwelling units per acre, is an appropriate transition between commercial uses to the south and low-density residential uses to the north.
- The request is of similar context to an adjacent parcel that was approved for a recent rezoning, 2020-079.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

- 1: 10 Minute Neighborhoods
- 2: Neighborhood Diversity & Inclusion
- 5: Safe & Equitable Mobility
- 9: Retain Our Identity & Charm

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

Motion/Second: Neeley / Winiker

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,  
Whilden, Winiker

Nays: None

Absent: None

Recused: None

### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition, noting the request is a later phase to be integrated with the R-12MF(CD) zoned project to the west. Staff stated the outstanding issues related to Urban Forestry and Stormwater should not affect the outcome. Staff noted it is inconsistent with the *2040 Policy Map*. There was no discussion of this request.

### **PLANNER**

Claire Lyte-Graham (704) 336-3782