



Zoning Committee

REQUEST

Current Zoning: N1-B (Neighborhood 1)
Proposed Zoning: UR-2(CD) (Urban Residential, Conditional)

LOCATION

Approximately 2.73 acres located east of S Tryon Street, south of Nations Ford Road, and north of Skipwith Place.

(Council District 3 - Watlington)

PETITIONER

Ardent Acquisitions LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-1 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* recommends Neighborhood 1 place type 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 proposed single family attached dwellings would diversify the housing options along this segment of S Tryon Street.
- Six of the ten buildings proposed contain no more than three units per building, which is consistent with the character of the Neighborhood 1 place type.
- The majority of the units are rear loaded and the setback for the units facing S Tryon Street is comparable to that of the single family detached dwellings to the south of the site.
- The petition will improve multimodal mobility in the S Tryon corridor by constructing a 12' multi-use path along the site's frontage.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Neighborhood 1 place type to Neighborhood 2 place type for the site.

Motion/Second: Neeley / Winiker
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Winiker
 Nays: Whilden
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Russell stated that he is in support of small developments such as this but believes the design could be better connected.

Commissioner Lansdell stated that he was struggling with supporting this petition based on the narrow setback between the multi-use path and buildings. He asked staff for clarification on conversations with the petitioner about the setback. Staff replied that their concern was with approximating the setback of the proposed townhomes with the single family dwellings to the south along S Tryon Street. Commissioner Lansdell stated that he appreciated staff's efforts to get a larger setback as projects like this will set a precedent going forward.

The committee discussed possibly deferring the petition until the CATS bus waiting pad is on a revised site plan. Staff stated that there was not any outstanding issue regarding the waiting pad but that the petitioner had worked with CATS to include a pad or note that a pad will be installed and will be submitting a revised site plan following Zoning Committee.

MINORITY OPINION

Commissioner Whilden stated that she would prefer that issues are worked out prior to reaching Zoning Committee.

PLANNER

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