



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights.

**LOCATION**

Approximately 3.63 acres located on the north side of Rea Road between Colony Road and Chadwyck Farms Drive.

**PETITIONER**

Council District 7 - Driggs  
David Weekley Homes

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**ZONING COMMITTEE ACTION VOTE**

The Zoning Committee vote 6-0 to recommend APPROVAL of this petition.

Motion/Second: Sullivan / Watkins

Yeas: Fryday, Ham, Majeed, McMillan, Sullivan and Watkins

Nays: None

Absent: McClung, Nelson, and Spencer

Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition consistent with the *South District Plan* recommendation for residential use and the density is supported by the *General Development Policies*.

Staff noted that all the outstanding issues had been addressed.

There was no further discussion of this petition.

**ZONING COMMITTEE STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 (motion by Sullivan, seconded by Watkins) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *South District Plan* recommendation for residential use and the density is supported by the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to three dwelling units per acre and references the *General Development Policies* location criteria for areas of higher density; and
- The *General Development Policies* support a density of up to eight units per acre.

Therefore This petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The petition limits the number of units to 24 for a density of 6.52 units per acre, consistent with the *General Development Policies* which support a density of up to eight units to the acre. The site is located on Rea Road between a neighborhood shopping center, Colony Place, and the single family detached Stonecroft neighborhood; and
- The proposed single family attached, duplex development provides a transition from the commercial uses southwest and west of the site to the lower density single family residential north and east of the site; and
- The site plan commits to the provision of a 20-foot wide landscape area, a portion of which will contain a berm with evergreen trees and shrubs and another portion will contain existing trees and new evergreen shrubs, along the northeastern property line to screen the proposed development from the adjacent single family homes; and
- The building height is limited to 40 feet, comparable to the maximum base height allowed for single family homes.

**Planner:**

John Kinley (704) 336-8311