



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-5 (CD) (single family residential)

LOCATION

Approximately 25.6 acres located on the south side of McKee Road between Providence Hills Drive and Carrington Forest Lane.
Council District 7 - Driggs

PETITIONER

Cambridge Properties, Inc.

**ZONING COMMITTEE
ACTION
VOTE**

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

Motion/Second: Nelson / Sullivan
Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan
Nays: None
Absent: McMillan
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Staff noted that the agenda showed one outstanding issue related to the western access. Staff is supportive of the petition because staff believes the issue will be resolved when the project goes to permitting with NCDOT. NCDOT controls McKee Road and will have to ultimate say in the type of access limitations or requirements. A commissioner noted that at the hearing there were concerns related to additional traffic and the commissioner wanted to note that the project is a good land use for the area but it will come with additional traffic.

There was no further discussion of the petition.

**ZONING COMMITTEE
STATEMENT OF
CONSISTENCY**

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

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

- The plan recommends single family residential uses; and
- The proposed density of 3.13 units per acre meets the *General Development Policies* locational criteria for development at up to four dwellings 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:

- Development of the property is constrained by the Duke Power easement through the center, although the property benefits from the additional space within the easement which includes a small pond, which will be incorporated into the site plan; and
- The subject property is surrounded on three sides by single family

homes in R-3 (single family residential) zoning with lots that meet or exceed the standards for R-3 development; and

- The proposed development is for single family homes on small lots. The proposal allows a minimum lot size of 4,500 square feet and minimum lots widths of 40 feet. The petition includes a 35-foot rear yard from perimeter single family properties along Nettleton Court and 35-foot rear yard from a 20-foot wide undisturbed buffer in common open space from perimeter properties along Providence Hills Drive. The abutting R-3 (single family) zoning would allow minimum lot sizes of 8,000 square feet, lot widths of 60 feet and rear yard of 45-feet. The proposed lot standards for the periphery lots with rear lots of 35 feet and 35 feet plus a 20-foot buffer is sufficient transition to the existing R-3 (single family zoned homes; and
- The overall site density of 3.13 dwellings per acre is slightly above the density allowed for the adjacent R-3 (single family) properties. Based on the criteria in the *General Development Policies* an increase in density over three units per acre is appropriate with the availability of sewer. The petitioner understands improvements to existing sewer facilities may be needed and has made arrangements to provide easements across abutting property in order to serve a portion of the development.