

Zoning Committee Recommendation

Rezoning Petition 2017-113

November 1, 2017



Zoning Committee

REQUEST

Current Zoning: MX-1 INNOV (mixed use, innovative)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 8.3 acres located on the east side of Cresswind Boulevard, east of I-485 and west of Rocky River Church Road.

PETITIONER

Council District 5 - Ajmera
Kolter Homes, LLC

**ZONING COMMITTEE
ACTION
VOTE**

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

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noted that it is consistent with the adopted area plan and that all outstanding issues have been addressed. There was no further discussion of the petition.

**ZONING COMMITTEE
STATEMENT OF
CONSISTENCY**

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

The proposed rezoning is consistent with the *Albemarle Road/I-485 Interchange Study*, based on information from the staff analysis and the public hearing, and because:

- The petition is consistent with the adopted plan, as amended by previous rezoning petition 2015-101.

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 current zoning, as approved by rezoning petition 2015-101, allows an amenity site for a community clubhouse, passive/active open spaces, picnic shelters, gazebos, ball fields, maintenance buildings and outdoor recreation uses. However, the petition did not include indoor recreation as a permitted use; and
- Indoor recreation is not allowed in the MX-1 (mixed use) district. Therefore, NS (neighborhood services) district is proposed; and
- No other changes are proposed to the approved plan other than to allow an indoor swimming pool; and
- An indoor swimming pool will serve the up to 850 detached age restricted dwelling units allowed in Development Area A.