## Zoning Committee Recommendation

### Rezoning Petition 2017-113

**November 1, 2017**

### 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

<table>
<thead>
<tr>
<th>VOTE</th>
<th>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motion/Second:</td>
<td>Spencer / Nelson</td>
</tr>
<tr>
<td>Yeas:</td>
<td>Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan</td>
</tr>
<tr>
<td>Nays:</td>
<td>None</td>
</tr>
<tr>
<td>Absent:</td>
<td>McMillan</td>
</tr>
<tr>
<td>Recused:</td>
<td>None</td>
</tr>
</tbody>
</table>

### 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 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.