



Zoning Committee

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: MX-2 (INNOV) (mixed used, innovative) with five-year vested rights
LOCATION	Approximately 36.7 acres located on the south side of Ardrey Kelly Road, west of Wade Ardrey Road and east of Travis Gulch Drive. (Council District 7 - Driggs)
PETITIONER	Century Communities

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to consistent with the *South District Plan* and the proposed density meets the criteria in the *General Development Policies* for development at up to six dwellings per acre, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential use; and
- The proposed density is 5.99 units per acre.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The subject rezoning is a combination of a group of contiguous parcels situated on a major thoroughfare across from Ardrey Kell High School, a major institutional use; and
- The residential neighborhoods south and west of the subject site have been developed using the same MX-2 (mixed use) zoning classification proposed for the subject property, and include a mix of single family detached and townhouse dwellings; and
- The petition limits the number of dwelling units to 220 for a density of 5.99 units per acre, which meets the suggested density by the *General Development Policies*; and
- The rezoning provides for single family homes along the southern edge adjacent to existing single family homes, and provides an additional 30-foot buffer. This establishes a gradual transition between the more intense townhomes and the single family uses.

Motion/Second: McClung / 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.

A committee member asked if the ten-foot building separation was from the eaves or the sides of the buildings. Staff said they would need refer to the Zoning Ordinance and provide a follow-up to the question.

Another commissioner asked for clarification on the pedestrian beacon versus the traffic signal proposed on Ardrey Kell Road. CDOT staff responded that the petitioner was committing to install a full signal if one met warrants and was approved by NCDOT. If warrants were not met or the signal was not approved then the petitioner would pay to relocate an existing pedestrian crossing west of the site closer to the intersection of Beau Riley Road and Ardrey Kell Road. A committee member asked when the traffic signal study would be done and CDOT staff explained it would be determined during permitting and design.

There was no further discussion of this petition.

Planner

John Kinley (704) 336-8311