



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family, residential)  
Proposed Zoning: R-8MF (multi-family, residential)

**LOCATION**

Approximately 4.61 acres located west of Plaza Road Extension east of I-485, at the Mecklenburg/Cabarrus County Line. (Outside City Limits)

**PETITIONER**

Mazen Chakra

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**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 be consistent with the *Rocky River Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential land uses up to eight dwelling 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 adopted area plan recommends residential use, at up to eight dwelling units per acre; and
- The site backs up to I-485 and is accessed off Plaza Road Extension; and
- The recommended land use serves as a transition between the nonresidential mixed use development located north of the site, and the single family detached dwellings developed south of the site.

Motion/Second: Spencer / McClung

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 recommended approval of this conventional request.

There was no further discussion of this petition.

**Planner**

Sonja Sanders (704) 336-8327