



Zoning Committee

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**REQUEST**

Current Zoning: R-5(CD) (single family residential, conditional) with five-year vested rights.

Proposed Zoning: R-5(CD) SPA (single family residential, conditional, site plan amendment) with five-year vested rights.

**LOCATION**

Approximately 9.54 acres located east of Interstate 485 between Caldwell Road and Farmington Ridge Parkway. (Outside City Limits)

**PETITIONER**

Dependable Development Inc.

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Rocky River Road Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses at up to five 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 petition proposes a minor change from the previously approved rezoning that will clarify yard requirements; and
- The proposed single family development is located directly between two established single family detached neighborhoods; and
- The petition will provide a single family connection from the single family development to the north which has lot widths consistent with the proposed development and the single family development to the south, maintaining the single family character of the area; and
- The new development will extend stub streets from both adjacent developments; and
- The development will also support connectivity by providing a public street connection to Caldwell Road and future Farmington Ridge Parkway in Cabarrus County.

Motion/Second: Sullivan / McMillan

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

A Commissioner asked if the yard requirements were incorrect in the previous rezoning. Staff responded that the yards were reflected correctly on the site plan; however, the numbers were different in two places and conflicted. The petitioner decided to go with the more restrictive.

There was no further discussion of this petition.

**PLANNER**

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