



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-1(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 7.69 acres located on the west side of Steele Creek Road, south of Hamilton Road. (Outside City Limits)
<b>PETITIONER</b>	R2 Development

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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 *Steele Creek Area Plan* recommendation but inconsistent with the recommended density, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses at a density of four dwelling units per acre.

However, 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 Steele Creek Area Plan land use recommendation does not specify type of housing, but instead specifies residential use; and
- The proposed development will provide a different housing choice at a density that is comparable to the surrounding single family detached residential; and
- A buffer will be provided between the existing detached and proposed attached homes to prevent any unintended conflicts between the two uses.

Motion/Second: Watkins / Samuel

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

Nays: None

Absent: Gussman

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and stated that all outstanding issues had been addressed. Staff recommended approval and noted that the request is consistent with the *Steele Creek Area Plan*.

There was no further discussion of this petition.

**PLANNER**

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