



Zoning Committee

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: R-8MF(CD) (multi-family residential, conditional) with 5-year vested rights
LOCATION	Approximately 38.4 acres located on the east side of Shopton Road West north of South Tryon Street. (Outside City Limits)
PETITIONER	Mattamy Homes

**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:

The petition is found to conform to the Steele Creek Area Plan residential land use recommendation but to be **inconsistent** with the recommended density, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential land uses at a density of up to 4 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:

- While the proposed density of 6.25 dwelling units per acre exceeds the recommended density of four dwelling units per acre, the project is compatible with existing development in the area.
- The site is adjacent to an existing townhome development zoned R-8MF(CD), at a density of 6.7 dwelling units per acre.
- The proposed site plan includes the required road connections, along Shopton Road West and connects to Tamarack Drive providing 4 points of ingress/egress to the development.
- The proposed development is compatible with the surrounding residential uses in the area.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential up to 4 dwelling units per acre to residential up to 8 dwelling units per acre.

Motion/Second: Wiggins / McClung
Yeas: Gussman, Ham, McClung, Spencer, Nwasike,
Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noting the remaining outstanding transportation issues had been addressed. Staff stated the request is consistent with the *Steele Creek Area Plan* with respect to proposed use, but inconsistent with regard to density. Staff recommended approval of the request. There was no discussion of this item.

PLANNER

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