



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-4 (single family residential)

**LOCATION**

Approximately 17.9 acres located on the west side of Harrisburg Road, north of Camp Stewart Road west of Mecklenburg Shrine Club Road.  
(Council District 5 - Newton)

**PETITIONER**

Broadstreet Homes

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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 area plan recommends residential land uses up to four 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 proposed R-4 (single family residential) zoning district is consistent with the surrounding single family zoning districts in the area, which include R-3 (single family residential) and R-12 PUD (residential, planned unit development); and
- The proposed zoning will maintain the low to moderate density residential character of the area because much of the surrounding area is also recommended for residential up to four units per acre.

Motion/Second: Watkins / Gussman

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 committee member noted there were traffic concerns raised at the public hearing.

CDOT staff responded that the additional traffic generated by the rezoning will not impact the traffic system, adding that a left-turn lane into the main access is planned and will be obtained during the permitting process, and will mitigate the slight traffic increase. Another committee member asked if lighting will be installed on Harrisburg Road. CDOT staff responded that the City will be responsible for installing lighting along the entire Harrisburg Road corridor, but not as a requirement of this rezoning petition.

There was no further discussion of this petition.

**PLANNER**

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