



Zoning Committee

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights
LOCATION	Approximately 42.13 acres located on the south side of Hamilton Road, east of Steele Creek Road. (Council District 3 - Mayfield)
PETITIONER	Lennar Carolinas, LLC

**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 propose the recommended residential land use in the *Steele Creek Area Plan*, but it is inconsistent with the recommended density, based on information from the staff analysis and the public hearing, and because:

- The adopted plan recommends residential uses up to 4 dwelling units per acre (DUA).

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 proposed project is generally consistent with the Area Plan and would facilitate the overall goal of the plan for residential uses.
- The proposed project would provide multiple points of ingress/egress to the site and construct an interconnected network of public streets.
- Petitioner will be providing a high-intensity activated cross-walk (HAWK) beacon for pedestrians across Hamilton Road.
- Pedestrian trails shall be provided internal to the site.
- Project will provide a 12-foot multi-use path along Hamilton Road, and a 6-foot wide sidewalk along Smith Boyd Road and all internal public and private streets.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential uses at 4 DUA to residential uses at 6 DUA for the site.

Motion/Second: Watkins / Ham

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 but it is inconsistent with the recommended density.

A commissioner noted that there had been a lot of comments on traffic in the Steele Creek area. However, on Hamilton Road seems to have much less of a problem.

Another commissioner observed that only one connection was made to a neighborhood, and asked about any missed opportunities. CDOT staff pointed out that there were three access points to Hamilton Road and one on Smith Boyd Road, with no other connection possibilities.

A commissioner asked if any units were designated as affordable. Staff responded that none were so designated. Another commissioner commented that the plan calls for 4 dwellings per acre (DUA) while the proposal was for 4.9; the staff analysis states that approval would change the plan to 6 DUA. Staff noted that these recommendations are grouped into ranges for mapping purposes.

It was noted that potential school openings in the area may mitigate any concerns over school crowding.

There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782