



Zoning Committee

REQUEST

Current Zoning: CC SPA (commercial center, site plan amendment)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 26.50 acres located on the west side of Salome Church Road, near Morehead Road, southeast of I-85.
(Outside City Limits)

PETITIONER

Dependable Development, Inc.

**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 *Northeast Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use up to 17 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 adopted future land use for this site was amended by rezoning petition 2014-019 from residential at 8 dwelling units per acre for the site to residential use up to 17 dwelling units per acre.
- The existing approved site plan allows for 380 multi-family units.
- This petition is significantly less dense than the previous approved rezoning petition with only 250 single family detached and attached residential units, at 9.43 dwelling units per acre.
- The petition increases pedestrian and motor vehicle connectivity with the extension of Porter Creek Road, connection to Salome Church Road, and a commitment to internal public streets and corresponding streetscapes.

Motion/Second: Watkins / Ham

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 and noted that it is consistent with the adopted area plan.

A commissioner asked what was the process in choosing the urban residential district this far from the urban center. Staff responded that the petitioner chooses the district, but most rezonings for townhouse projects are choosing urban residential districts because it gives more flexibility in site planning for a similar density.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225