



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential) and BD(CD) (distributive business, conditional)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 4.35 acres located off South Tryon Street, south of Steele Creek Road.
(Council District 3 - Mayfield)

PETITIONER

Profile Homes, 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 be consistent with the *Steele Creek Area Plan* land use recommendation but inconsistent with the recommended density, based on 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 proposed townhomes provide a transition from the apartments zoned R-17MF(CD) (multi-family residential, conditional) and assisted living facility zoned INST(CD) (institutional, conditional) to the northeast of the site, and the single family detached homes zoned R-3 (single family residential) located on the southwest of the site; and
- The proposed townhomes will provide a transition between the single family homes, institutional use and the higher density multi-family development; and
- The proposed townhomes will be phase 2 of the adjacent townhome development to the north that was approved in 2016. The subject site is situated between Phase 1 and South Tryon Street, a major thoroughfare; and
- The proposed site plan adheres to the *Steele Creek Area Plan* Residential Design Policies that support critical treatments pertaining to blank walls along pedestrian circulation areas; building orientation towards the internal street network; and encouraging on-street parking along public and private streets.

Motion/Second: Gussman / Watkins
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 inconsistent with the adopted area plan. There was no further discussion of this request.

PLANNER

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