



Zoning Committee

REQUEST

Current Zoning: R-8MF(CD) (multi-family, conditional)

LOCATION

Proposed Zoning: N1-A(CD) (neighborhood 1-A, conditional)

Approximately 26.17 acres located on the west side of Beatties Ford Road and north side of Kidd Lane, south of Miranda Road. (Council District 2 - Graham)

PETITIONER

Lennar Carolinas, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- This proposal provides a combination of duplex and triplex dwellings that would increase the middle density housing options in an area.
- The surrounding area is rural with a growing number of single-family subdivisions. The proposed development is consistent with the changing character of the area as well as the *2040 Policy Map* designation of Neighborhood 1 Place Type.
- Moderate densification is appropriate along this corridor as Beatties Ford Road is considered an arterial street and the proposed extension of Fred D. Alexander Blvd bisects the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

Motion/Second: Stuart / Sealey

Yeas: Stuart, Sealey, Shaw, McDonald, Winiker, Blumenthal

Nays: None
Absent: Neeley
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Sealy stated that we wished CATS attended Zoning Committee meetings. He stated that this site is 1-mile from the nearest bus stop and feels that with the relative density of the project, this site should be in CATS future plans.

There was no further discussion of this petition.

PLANNER

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