



Zoning Committee

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**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A), N2-B (Neighborhood 2-B)

Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

**LOCATION**

Approximately 4.36 acres located at the southwest intersection of Rocky River Road West and Old Concord Road, north of Torrence Grove Church Road.

(Council District 4 - Johnson)

**PETITIONER**

DreamKey Partners

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**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 **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends a Neighborhood 1 Place Type for this site.

However, 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:

- The proposed development would fill a need for housing in an area that has been identified by the Equitable Growth Framework (EGF) Support to be in a housing gap area.
- This petition provides a diversity of housing options by increasing the presence of middle density housing (e.g., duplexes, triplexes).
- The subject property is about a mile from the nearest Community Activity Center providing access to goods and services.
- A portion of the site is zoned N2-B which could allow multi-family attached and multi-family stacked units.
- The existing church driveway off Old Concord Road and the 40-foot setback from the southern boundary will provide transition to the existing single family zoning to the south.

- The site is just over one and a half miles from the Lynx Blue Line, and just under a mile from a greenway trailhead (Toby Creek Greenway).
- The site has frontage along two Arterials according to the Charlotte Streets Map, including Rocky River Road and Old Concord Road.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

Motion/Second: McDonald / Stuart  
 Yeas: Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart  
 Nays: None  
 Absent: Neeley  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

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

Commissioner McDonald stated that she liked the church using their land to support affordable housing and appreciated the multi-modal transportation links.

There was no further discussion of this petition.

**PLANNER**

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