



Zoning Committee

REQUEST	Current Zoning: R-8MF(CD) (multi-family residential, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 3.9 acres located along the eastern side of Erwin Road, and north of Tryon Street. (Council District 3 - Watlington)
PETITIONER	Rama Yada for Carolina Builders, 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*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential up to 8 DUA.

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 proposed development will provide more housing choices in the area.
- New public street is proposed as part of this site plan, which will connect Erwin Road to a new public road, that was approved as part of rezoning petition 2019-030 for a multi-family development.
- The proposed UR zoning district is consistent with the density recommendation per the Area Plan and creates architectural design standards that provide a better connection to the street frontage and has development standards that are better suited to the overall size and shape of the subject parcel.

Motion/Second: Nwasike / Barbee
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton
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.

One of the committee members asked about the status of the adjacent parcel regarding the indefinite deferral. Staff stated that there is an approved rezoning of the property that supersedes the prior proposed change. The road that would connect to this petition was committed to through the approved plan. Any changes to that plan in regard to the road would require a rezoning of the property.

There was no further discussion of this petition.

PLANNER

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