



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-12MF(CD) (multifamily residential, conditional)

LOCATION

Approximately 9.96 acres located on the east side of Steele Creek Road and south of Erwin Road.
(Council District 3 - Watlington)

PETITIONER

Clover Group, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent 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 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:

- This petition helps create a diversity of housing stock by adding a multi-family option to an area that is single family.
- Traffic concerns are mitigated by two factors: 1) the age of the target demographic for the project (seniors) and 2) an anticipated signalization of the intersection of Erwin Road and NC Highway 160 included in another rezoning in the area.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential up to four dwelling units per acre, to residential up to 12 dwelling units per acre for the site.

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

At the February 2nd meeting, one of the committee members asked whether the adjoining neighborhood would be supportive of the project if the density was reduced to lessen the traffic impact. Staff stated that they could not speak on behalf of the neighbors.

One of the committee members asked about how a nearby development received approval for R-15(CD) zoning. Staff stated that this development was single family and that R-15 is not a current zoning district in the Ordinance. The R-15 development was approved in 1985.

One of the committee members asked about what transportation improvements were addressed between the public hearing and the Zoning Committee meeting. Staff responded that it was a request to clean up the transportation notes to clarify the language of the commitments. Staff also mentioned that an agreement needed to be obtained to provide access through the adjoining parcel.

One of the committee members asked about the current level of housing diversity in the area and if it could be considered as a reason for Zoning Committee approval. Staff had not analyzed the market but recommended reaching out to the petitioner on market conditions for senior housing.

One of the committee members stated that she did not think it was fair to the petitioner that the NCDOT timeline of improvements to SR 160 would halt the development of this property. Another committee member thought that the level of traffic congestion was a detriment even if the result would provide needed housing for senior citizens.

Staff provided information on the timeline of NCDOT improvements which are currently on hold. Staff also noted that petition 2019-128 committed to provide a traffic signal at Steele Creek Road and Erwin Road.

At the March 2nd meeting, one of the committee members asked about the community feedback on the petition. Staff stated that the adjacent neighborhood was concerned with traffic impacts.

One of the committee members asked about the length of the transportation commitment to resurface Cedar Crossings Drive. Staff confirmed it was from the driveway north to Erwin.

One of the committee members stated that the proposed trip generation with the rezoning is not significantly higher than the entitlement.

There was no further discussion of this petition.

MINORITY OPINION

The committee members feel diversity of housing is needed in the area however the main concern is that higher density

development is not compatible with the timing of the proposed transportation improvements in the area.

PLANNER

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