



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 9.09 acres located along the west side of Reames Road, north of Sunset Road, and south of Lawnmeadow Drive. (Council District 2 - Graham)

PETITIONER

D.R. Horton

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 **inconsistent** with the *Northwest District Plan* (1990) land use recommendation of single-family residential use up to 4 dwelling units per acre, but **consistent** with the *General Development Policies*, which support a density of up to 8 dwellings per acre, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential use up to 4 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 proposes up to 72 for-sale townhome units for a density of 8 dwelling units per acre (DUA).
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. While the petition is inconsistent with the future land use recommended density of 4 DUA, it meets the *General Development Policies* locational criteria for consideration of up to 8 DUA.
- The *Northwest District Plan* (1990) has a goal of encouraging a wide range of housing opportunities with an emphasis upon quality of development. This petition will provide increased housing opportunities in this area of Charlotte.
- This petition commits to connectivity between future developments by proposing to construct a street stub on the northeastern part of the development

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan (1990)*, from Single Family up to 4 DUA to Residential up to 8 DUA for the site.

Motion/Second: McMillan / Welton

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 inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225