



Zoning Committee

REQUEST

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

LOCATION

Approximately 24.74 acres located on the south side of Ridge Road, north of Interstate 485.

(Council District 4 - Johnson)

PETITIONER

M/I Homes of Charlotte, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Prosperity Hucks Area Plan (2015)* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends 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 108 single family attached townhomes, for a density of 4.36 DUA.
- While slightly inconsistent with the area plan recommendation of residential use up to 4 DUA, the area plan does recommend small clusters of slightly higher density residential at strategic locations as elements of a larger development, such as a small grouping of duplexes or townhouses along the edge of an open space.
- The site is situated between Rezoning 2020-051 and 2017-135, both of which were rezoned to R-8MF(CD) with a density up to 5 DUA.
- The petition commits to building street and sidewalk connections with the adjacent developments to increase street connectivity and the pedestrian experience.
- The petition proposes a 6-foot sidewalk on all internal streets and a 12-foot multi-use walking path along the site's frontage on Ridge Road.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan (2015)*, from Residential up to 4 DUA to Residential up to 5 DUA for the site.

Motion/Second: Blumenthal / Welton

Yeas: Barbee, Blumenthal, McMillan, Samuel, and Welton

Nays: None

Absent: Kelly, Nwasike

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