



Zoning Committee

REQUEST

Current Zoning: R-3 (residential)
Proposed Zoning: MX-2 (mixed residential)

LOCATION

Approximately 12.13 acres located along Back Creek Church Road, south of University City Boulevard, near the Cabarrus County line.

(Council District 4 - Johnson)

PETITIONER

Jon Nicholls, Accent Homes Carolina, LLC

**ZONING COMMITTEE
ACTION/
STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to Choose an item. this petition and adopt the consistency statement as follows:

This petition is found to be insert **consistent** with the *Rocky River Road Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 8 dwelling units per acre (DUA) for the site.

Therefore, 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 request is consistent with the Rocky River Road Area Plan's overall Vision statement in that it states that the area "should offer a balanced mix of land uses and housing opportunities that utilize high-quality design principles for new development." This project has accomplished that by implementing enhanced architectural standards for the proposed townhome units.
- The petition request for attached single family dwelling units assists in accomplishing the Plan's Land use goals for this area which encourages a mixture of housing types.
- The petition's commitment to preservation of the natural southeastern portion of the site allows for possibility of the area plan's recommendation of utilizing buffers for trail opportunities in this area.

Motion/Second: Barbee / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, 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 consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090