



Zoning Committee

REQUEST

Current Zoning: O-1 (CD) (office, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 8.73 acres located along the east side of Statesville Road, north of Keith Drive, and south of Sunset Road.

(Council District 2 - Graham)

PETITIONER

C4 Investments, 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 *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office uses.

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 156 multi-family dwelling units for a density of 17.8 dwelling units per acre (DUA).
- At a density of 17.8 DUA, the petition is slightly denser than the *General Development Policies* recommendation of between twelve to seventeen dwelling units per acre.
- The introduction of 156 new dwelling units will contribute to increased diversity in housing options in this area.
- The petition proposes to enhance the pedestrian environment by providing a minimum of a 5-foot sidewalk along the Site's internal parking area that will link to the proposed buildings on the Site and to the sidewalks along Statesville Road.
- The site commits to a 30-foot class C buffer where the Site abuts existing single-family homes, insuring an appropriate transition from the proposed multi-family use to the single-family neighborhood behind it.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan* (1996) from Office use to Residential up to 22 DUA for the site.

Motion/Second: Barbee / Blumenthal
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.

A commissioner asked about buffers to adjacent parcel. Staff stated that the petitioner commits to a 30-foot class C buffer where the Site abuts existing single-family homes.

There was no further discussion of this petition.

PLANNER

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