



## Zoning Committee

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**REQUEST**

Current Zoning: UR-2(CD) (Urban Residential-2, conditional)  
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, conditional)

**LOCATION**

Approximately 3.80 acres located west of Statesville Road, north of Oakwood Drive, and south of Cochrane Drive.  
(Council District 2 - Graham)

**PETITIONER**

DreamKey Partners

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**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:

**To Approve:**

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Campus Place Type for the site.

However, 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 petition proposes the development of 53 attached multi-family units, a use that is consistent with the existing and future multi-family attached developments that surround the site to the north and west.
- The proposal would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan* with an allowance for additional residential density and diversity of product types for the area.
- A buffer against the abutting single family homes is required along the rezoning's southern boundary with a ten-foot Class C Landscape Yard. The petitioner commits to also providing a six-foot fence for additional screening which is not required by the ordinance.
- Preferred architectural standards are provided in the conditional notes of this plan to facilitate an urban design that is compatible with both the single family and multi-family areas along the rezoning's edges.
- Residents at this site and the neighboring

developments will have increased access to Statesville Road via an extension of Debut Street. This road and correlated pedestrian infrastructure will significantly improve the connection to the existing bus stop along Statesville Road, just east of the site.

- Although the petition is inconsistent with the *2040 Policy Map's* recommendation for the Campus Place Type, there are no existing Campus uses at this site or the surrounding parcels also designated for Campus. The Neighborhood 2 development proposed is a more appropriate use for the property.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Campus to Neighborhood 2 for the site.

Motion/Second: McDonald / Stuart  
 Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Chairperson Blumenthal commented on the petitioner's proposed change to add a limit of six units per building and asked staff if that is a typical ordinance standard for N2 zoning districts. Staff responded that there is not a limit on units per building in the ordinance for these N2 districts; this commitment is being provided by the petitioner in an effort to speak to staff's request to avoid monolithic buildings that extend across the site with few breaks.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902