



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential,
conditional) with 5-year vested rights

LOCATION

Approximately 38.4 acres located on the east side of Shopton
Road West north of South Tryon Street.
(Outside City Limits)

PETITIONER

Mattamy Homes

**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:

The petition is found to conform to the Steele Creek Area Plan
residential land use recommendation but to be **inconsistent** with
the recommended density, based on information from the staff
analysis and the public hearing, and because:

- The plan recommends residential land uses at a density of 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:

- While the proposed density of 6.25 dwelling units per acre
exceeds the recommended density of four dwelling units per
acre, the project is compatible with existing development in
the area.
- The site is adjacent to an existing townhome development
zoned R-8MF(CD), at a density of 6.7 dwelling units per acre.
- The proposed site plan includes the required road connections,
along Shopton Road West and connects to Tamarack Drive
providing 4 points of ingress/egress to the development.
- The proposed development is compatible with the surrounding
residential uses in the area.

The approval of this petition will revise the adopted future land
use as specified by the *Steele Creek Area Plan*, from residential
up to 4 dwelling units per acre to residential up to 8 dwelling
units per acre.

Motion/Second: Wiggins / McClung
Yeas: Gussman, Ham, McClung, Spencer, Nwasike,
Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noting the remaining outstanding transportation issues had been addressed. Staff stated the request is consistent with the *Steele Creek Area Plan* with respect to proposed use, but inconsistent with regard to density. Staff recommended approval of the request. There was no discussion of this item.

PLANNER

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