



Zoning Committee

REQUEST

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

LOCATION

Approximately 20.54 acres located on the south side of Ridge Road, north of Interstate 485.
(Council District 4 - Phipps)

PETITIONER

Redwood USA

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The petition is consistent with the adopted plan recommendation for residential but inconsistent with the density recommendation of up to four dwelling units per acre.

Therefore, 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:

- The petition is consistent with the adopted residential land use for this area. The density is technically just slightly higher 4.97 vs. 4 units per acre as recommended in the plan, but consistent in its low density style, and the plan does allow for small clusters of slightly higher density at strategic locations; and
- The proposed development provides a unique housing choice not typically found in Charlotte, yet fills a growing need for diversified housing choices; and
- The surrounding uses are currently vacant parcels recommended for residential development at a density similar to the density of the proposed development; and
- Proposed transportation improvements will include a westbound left turn lane and dedication of right-of-way for future cross section to an abutting parcel owned by NCDOT.

Motion/Second: Majeed / McClung

Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan

Nays: None
Absent: McMillan
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it was consistent with the adopted area plan. All outstanding issues had been resolved and staff recommended approval.

There was no further discussion of this petition.

Planner

Claire Lyte-Graham (704) 336-3782