



Zoning Committee

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**REQUEST**

Current Zoning: UR-1(CD) (Urban Residential, Conditional)  
Proposed Zoning: UR-2(CD) (Urban Residential, Conditional)

**LOCATION**

Approximately 7.69 acres located on the southwestern corner of the intersection of Steele Creek Road and Hamilton Road.

(Outside City Limits)

**PETITIONER**

Kinger Homes, LLC

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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:

This petition is found to be consistent with the *Steele Creek Area Plan* (2012) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land use at up to 5 dwelling units per acre.

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 proposed rezoning does not increase the number of dwelling units (32) per acre, making it consistent with the adopted residential up to five dwellings an acre for this site.
- The proposed development will provide a different housing choice at a density that is comparable to the surrounding single family detached residential.
- The proposed development will install multimodal infrastructure along both public street frontages where none currently exists.
- A buffer will be provided between the adjacent detached single family homes and proposed attached single family homes to minimize impact to the existing homes.

Motion/Second: Welton / Ham

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: None

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**

Joe Mangum (704) 353-1908