



Zoning Committee

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**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: R-17MF(CD) (Multifamily Residential, Conditional)

**LOCATION**

Approximately 14.2 acres located on the north side of Ridge Road east of Odell School Road and west of Morehead Road.  
  
(Outside City Limits)

**PETITIONER**

NVR, Inc.

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**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:

**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 Neighborhood 1 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 proposed single family attached dwellings would add to the variety of housing options in the area.
- The buildings fronting Ridge Road are mostly consistent with Neighborhood 1 place type with six of the seven buildings having three units each.
- The petition would improve multimodal mobility in the Ridge Road corridor by providing a 12' multi-use path.
- 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 Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

Motion/Second: Neeley / Sealey

Yeas: Neeley, Russell, Sealey, Welton, Whilden,  
Winiker  
Nays: None  
Absent: Lansdell  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

Chairperson Welton asked for clarification regarding the half buffers shown on the site plan. Staff replied that the previous ordinance allows for reduction of required buffers with fences or berms.

Commissioner Russell asked why the petitioner is pursuing a legacy zoning district. Staff replied that the petition was submitted at a time when there was an option to request an old district and there is another property across Ridge Rd that is currently zoned R-17MF(CD) that the petitioner referenced in pursuing this district.

**PLANNER**

Joe Mangum (704) 353-1908