



Zoning Committee

REQUEST

Current Zoning: N1-A (neighborhood 1-A)

LOCATION

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Approximately 12.11 acres located on the south side of Sunset Road, east of Oakdale Road.
(Council District 2 - Graham)

PETITIONER

QTR Development Partners & Sunset Road Partners, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type.

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 development would fill a need for housing in an area that has been identified by the *2040 Comprehensive Plan* as lacking opportunities for access to housing.
- The site is located within a 1/2-mile of an area designated as a Neighborhood Center by the *2040 Policy Map*.
- The proposed development fronts on Sunset Road, designated by the Charlotte Streets Map as a 2+ Lane Avenue and considered an Arterial Street by the UDO.
- The proposed site plan limits the number of units per building to no more than 5 and provides several duplex lots to increase the diversity of housing types.
- Vehicular access to the site will be via a new public street extension of McCauley Meadows Drive, creating a cross access connection with adjacent development and provides stub streets to large undeveloped tracts of land which begins to form a street grid.
- Parking for the attached multi-family dwellings will be from a network of private alleys, and the petitioner has

committed to enhancing these alleys by placing a minimum of 40 trees at a minimum spacing of 40 feet on center along the alleys. Alleys will also include a network of sidewalks to accommodate pedestrian access to the dwelling units.

- The petitioner has committed to enhanced design standards for units abutting public and network required streets including providing covered stoops and limiting blank walls.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Whilden / Sealey
 Yeas: Whilden, Sealy, Neeley, Russell, and Welton.
 Nays: Lansdell
 Absent: Winiker
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairman Welton asked about the Stormwater comments noted on the site plan. Staff stated that the Stormwater comments are advisory and have been moved to the requested technical revisions section of the staff analysis.

Commissioner Russell asked about the private alleys internal to the site. Staff pointed out the two new public streets proposed on the site and stated the other streets shown on the plan are private alleys but that the petitioner has proposed to enhance the alleys with street trees.

Chairman Welton asked about the proposed street trees along the alleys. Staff stated that the plan proposes a minimum of 40 trees planted at 40 feet on-center spacing.

Commissioner Lansdell stated that he likes the proposed multi-use path along Sunset Road but he cannot support any of the other transportation improvements such as the internal alley network.

Chairman Welton asked about the stub streets to the east on the new public street. Staff stated that there is a new development under construction one parcel to the east that is also stubbing into this parcel and when/if the vacant parcel is developed it will create new connectivity between the sites.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Lansdell stated this petition does not adequately address congestion, negativity impacts the welfare of the community, and does not adequately address transportation and access.

PLANNER

Maxx Oliver (704) 336-3571