



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-175

March 8, 2022

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 26.84 acres bound by the east side of Harrisburg Road, north side of Robinwood Drive, and southwest side of Interstate 485.  
(Council District 5 - Newton)

**PETITIONER**

Green Street Land Co. LLC

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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 **consistent** with the *Rocky River Area Plan* for a portion of the site and **inconsistent** with the remainder of the parcel, based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the adopted plan's recommendation for residential uses up to 12 dwelling units per acre (DUA) for a portion of the site but **inconsistent** with the recommendation for residential uses up to 4 DUA for the remainder of 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:

- While parcels along Robinwood Road are inconsistent with the Rocky River Area Plan's recommendation for residential uses up to 4 DUA, the proposal for these development areas (townhome units, a public park, and open space) contribute to the plan's vision to offer "a balanced mix of land uses and housing opportunities that utilize high-quality design principles for new development".
- The petition also fulfills the area plan's recommendation for "moderate density increase to allow varying densities near the I-485/Harrisburg Road Interchange".
- At 11 DUA, the petition is less dense than the recommended maximum density of 12 DUA.

- The petition commits to enhancing the pedestrian environment, through the construction of a 12-foot multi-use path, two 8-foot planting strips, and a 6-foot sidewalk.

The approval of this petition will revise the adopted future land use as specified by the Rocky River Area Plan, from residential uses up to 4 DUA for to residential uses up to 12 DUA for a portion of the site.

Motion/Second: Blumenthal / Welton

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

Nays: None

Absent: Spencer

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and reviewed changes since the public hearing, including a 30-foot access easement in affiliation with a public park and transportation improvements related to compliant ADA curb ramps and pedestrian crosswalk. Staff noted the petitioner's commitment to address outstanding issues related to a shed encroaching into a required buffer and labeling a required buffer. Commissioner Samuel asked for confirmation of the location of the proposed pedestrian crosswalk. CDOT staff noted a pedestrian crossing at the roundabout at Private Street A that would be coordinated between CDOT and NCDOT. CDOT staff noted a new crossing on Harrisburg north of the roundabout requiring an additional conversation to determine if this condition is acceptable or better served in a different direction. Commissioner Samuel inquired if this newest crossing was at CDOT's request, and CDOT staff responded the petitioner offered this latest improvement. Commissioner Samuel responded that this latest addition does not look like an ideal situation and definitely warrants more conversation, as a user would have to be very fast to safely cross at that location. Commissioner Chirinos also expressed concerns about safety and traffic patterns, noting this development will produce 80 students and additional overcrowding.

There was no further discussion of this petition.

## **PLANNER**

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