



Zoning Committee

REQUEST

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

LOCATION

Approximately 18.17 acres located along Plaza Road Extension, east of Faires Road and west of its intersection with Interstate 485).
(Council District 5 - Newton)

PETITIONER

Dependable Development, Inc.

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 **inconsistent** with the *Rocky River Road Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses up to four dwelling units per acre and greenway uses for the site.

However, 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 requested density (4.29 DUA) is only marginally higher than the recommended residential density for the site (4 DUA).
- The site's dedication of a 40-foot easement to Mecklenburg County Parks and Recreation is consistent with the park/open space recommendation for a portion of the site.
- The petition helps achieve the vision of the Rocky River Road Area Plan by offering housing opportunities that offer high-quality design principles (through its commitment to enhanced architectural design standards) and through on-site open space preservation (through a dedication of a 40-foot easement for future greenway construction).

The approval of this petition will revise the adopted future land use as specified by the *Rocky River Road Area Plan* from residential up to 4 DUA and greenway to residential up to 5 DUA for the portion of the site that is not recommended for greenway.

Motion/Second: Kelly / Welton

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike,
Samuel, and Welton
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090