



Zoning Committee

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-17MF(CD) (multifamily residential, conditional) with five years vested rights

LOCATION

Approximately 8.6 acres located on the east side of Tyvola Road near the intersection with Tyvola Centre Drive.

(Council District 3 - Watlington)

PETITIONER

NC Steadfast Ventures, LLC

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 *Southwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential at up to 4 dwelling units per acre (DUA).
- The proposed site plan does not meet the General Development Policy recommendations for a consideration of increased density to 17 DUA.

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 inconsistent with the adopted future land use for the site, multifamily development would be consistent with the development pattern along this segment of Tyvola Road, where there are several other multifamily complexes.
- The site is adjacent to and will have a direct connection to Yorkmont Park.
- The petition commits to several transportation improvements including the construction of left turn lanes, a 12' multi-use path, and relocated pedestrian crossing of Tyvola Road.
- The petition commits to upgrading the CATS bus stop on the site's Tyvola Road frontage.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from current recommended single family up to 4 DUA to multi-family up to 17 DUA for the site.

Motion/Second: Blumenthal / Welton
 Yeas: Blumenthal, 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 inconsistent with the adopted area plan.

Commissioner Welton inquired about the proposed 30' setback from the future right of way of Tyvola Road and whether the road would be widened. CDOT staff replied that there is no plan to widen Tyvola Road.

Chairperson Samuel asked whether Sleepy Hollow Rd would be extended to Tyvola Road. CDOT staff replied that there would be an 8' wide pedestrian connection but no street extension.

PLANNER

Joe Mangum (704) 353-1908