



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 12.5 acres located on the west side of Steele Creek Road, north of South Tryon Street.
(Council District 3 - Mayfield)

PETITIONER

Adam Fiorezna

**ZONING COMMITTEE
ACTION / STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Steele Creek Area Plan* with respect to proposed use but inconsistent in regard to density, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses at a density of four dwelling units per acre.

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 *Steele Creek Area Plan* calls for four dwelling units per acre as the predominant land use for the Wedge area in which the site is located. However, the plan notes that some moderate density housing would also be appropriate; and
- The proposed request meets the plan's community design policies for moderate density housing by:
 - providing an additional housing type;
 - proposing residential attached (townhome) development at a scale and height that blends with the detached single family neighborhood to the west; and
 - providing a buffer between the detached and attached homes; and
- The layout of the proposed townhouse community will include linear parks and alley loaded units, resulting in a walkable development with outdoor amenities; and
- The proposed townhome development will provide a good transition between the Rivergate Mixed Use Activity Center and the adjacent Wedge area; and
- The proposed development will improve connectivity in the area by extending Settlers Trail Court to Steele Creek Road. Extension of Settlers Trail Court will also tie existing and new

sidewalks that will connect to the proposed sidewalk along Steele Creek Road; and

- The site is located adjacent to, and within walking distance of a middle school and Mecklenburg County branch library, and the petitioner has agreed to extend a missing sidewalk gap to the entrance of Southwest Middle School. This sidewalk improvement will enhance the walkability and support neighborhood accessibility to the library and school facilities.

Motion/Second: McMillian / Nelson

Yeas: Fryday, Majeed, McMillian, and Nelson

Nays: McClung, Spencer, and Sullivan

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a description of the request and noted that the petitioner was committed to addressing the sole outstanding issue regarding submittal of a tree survey. Staff stated that the request is inconsistent with the *Steele Creek Area Plan* and cited reasons contained within the rationale for staff recommendation for approval. A Commissioner noted school capacity but stated that relief would be coming via new construction.

A Commissioner asked about the proposed height and staff confirmed maximum building height of the units is 35 feet.

A Commissioner expressed intent to recommend denial because of overutilization of the UR-2 district in a location 12 miles away from the urban core. A Commissioner asked if there was another district to be used, and staff responded that the UR-2 district is commonly used to accommodate townhouse products, with site plan conditions established to meet site circumstances. A Commissioner commented that due to the rising cost of housing, many persons are increasingly opting for the townhouse product, even in outlying locations. Another Commissioner noted that this represents a flaw in the zoning ordinance, and another asked about how this condition would be treated with place types. Staff commented that while the concerns over the use of the UR-2 zoning district is understandable, the petitioner did respond to all of staff's requests and provides a number of site design enhancements and amenities.

There was no further discussion of this petition.

The minority opinion was the request was not in the public interest due to the inappropriate land use because it extends the radius of the UR-2 zone far outside the urban core. While this project may be reasonable and in the public interest, it is in want of a new zoning district and we are in need of a new zoning district.

Planner

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