



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-097

December 1, 2021

REQUEST

Current Zoning: R-3 (residential) & MX-2 (mixed-use)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 56.98 acres located near SE intersection of The Plaza and E. W.T. Harris Boulevard in the Hickory Grove community.

(Council District 5 - Newton)

PETITIONER

Mattamy Homes; Geosam Capital US, 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:

This petition is found to be insert **inconsistent** with the *East District Plan* with respect to proposed land use for the eastern portion of the site but **consistent** with the proposed land use for the western portion of the site and General Development Policies, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends both single family residential uses up to four dwelling units per acre (DUA) for the site and residential uses up to eight DUA.
- General Development policies allow consideration for up to five DUA for 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:

- The request for single family attached dwelling units and the associated density is a reasonable transition from The Plaza to the single family detached dwelling units along James and Rockmoor Ridge Roads.
- The addition of a single family attached housing type accomplishes the Plan's goal of "encouraging a wide range of housing opportunities..."
- The requested density (4.56 DUA) is reasonable as it is only moderately above the recommended density (4 DUA)

for a portion of the parcel and under the recommended density (8 DUA) for the remainder of the parcel.

The approval of this petition will revise the adopted future land use as specified by the *East District Plan*, from single family uses up to four DUA and residential uses up to 8 DUA to residential uses up to 5 DUA for the site.

Motion/Second: Welton / Blumenthal

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

Nays: None

Absent: Ham

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is not consistent and inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

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