



Zoning Committee Recommendation

Rezoning Petition 2021-220

April 5, 2022

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8 (single family residential)

LOCATION

Approximately 18.72 acres located on the south side of Beagle Club Road, east of Riverside Drive, and west of Mt. Holly-Huntersville Road.
(Council District 2 - Graham)

PETITIONER

Dependable Development

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent and inconsistent** with the *Northwest District Plan* (1990) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses; however
- The plan's density recommendation is for up to four dwelling units per acre (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:

- Although the rezoning if approved would allow for up to 8 DUA, site constraints will limit maximum development to a density very similar to the surrounding development of R-3 and R-4 areas while maintaining R-8 development standards.
- The rezoning of this site allows the petitioner greater flexibility in lot width so that the site may be utilized at a density that is similar to the surrounding development despite the utility easements that cross through the site.
- This petition is consistent with the area plan's single family land use recommendation.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District*

Plan (1990), from single family residential uses up to four DUA to single family residential uses up to 8 DUA.

Motion/Second: Ham / Welton
Yeas: Chirinos, Ham, Rhodes, Samuel, and Welton
Nays: None
Absent: Blumenthal, Spencer
Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Samuel asked staff why this petition proceeded as conventional rather than conditional. Staff responded that because of the site's constraints with the utility easements and floodplain area, the overall density of any development would be comparable to the surrounding area; therefore, staff did not think a conditional plan was warranted. Additionally, any future development would need to go through the regular subdivision ordinance reviews.

There was no further discussion of this petition.

PLANNER

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