



Zoning Committee Recommendation

Rezoning Petition 2022-249

July 5, 2022

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: MX-2 (INNOV) & NS (mixed use, innovative & neighborhood services)

LOCATION

Approximately 25.46 acres located on the west side of Steele Creek Road, south of the intersection with Sledge Road.
(Council District 3 - Watlington)

PETITIONER

Mill Creek Residential

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 **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends the Neighborhood 1 place type for the site.

Therefore, 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 proposed development is consistent with the Neighborhood 1 place type recommendation for lower density housing.
- The proposed development for attached and detached single family units is compatible with the surrounding low-density residential development in the area.
- The petition commits to providing right of way dedication for Steele Creek Road widening as well as left and right turn lanes at the primary access point from Steele Creek Road.
- The petition commits to enhancing pedestrian and bicycle mobility in the area by constructing a 12' multi-use path along Steele Creek Road and minimum 6' wide sidewalk along all internal network streets.

Motion/Second: Samuel / Harvey
Yeas: Barbee, Gaston, Gussman, Harvey, Samuel,
Russell
Nays: None
Absent: Rhodes
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Russell asked if the internal streets were a typical design. CDOT staff replied that the street is designed to be wider to accommodate on street parking. Commissioner Russell stated that the city should be designing for people more so than vehicles.

Chairperson Gussman asked if there was a TIS associated with this rezoning. CDOT staff replied that there was not.

Commissioner Samuel inquired about the traffic signal shown on the site plan and if this development would be installing it. CDOT staff replied that the signal would be part of NCDOT's widening project and that this rezoning was accommodating the widening.

PLANNER

Joe Mangum (704) 353-1908