



Zoning Committee Recommendation

Rezoning Petition 2021-272

July 5, 2022

REQUEST

Current Zoning: R-12MF(CD) (Multi-Family Residential, Conditional)
Proposed Zoning: R-12MF(CD) SPA (Multi-Family Residential, Conditional, Site Plan Amendment)

LOCATION

Approximately 4.35 acres located on the east side of Johnston Road and south side of Carmel Chace Drive, south of Carmel Road.
(Council District 7 - Driggs)

PETITIONER

Baybridge Group

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

- The map recommends Neighborhood 2 place type.

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 site is a portion of an existing single family attached (townhome) community owned by the HOA.
- The site is vacant, open space and an amenity facility.
- Attached residential is an appropriate use in the Neighborhood 2 Place type.
- The petition constructs up to 31 single family attached units at a density of 7.12 units per acre, below the density of 12 units per acre allowed in the R-12MF zoning category and relocates the amenity area/open space.
- Limits building height to 40 ft.
- Installs a new buffer along the eastern property line abutting single family homes.
- The petition provides additional housing options to the area.

- The site is located off Johnston Road a major thoroughfare.

Motion/Second: Barbee / Russell

Yeas: Barbee, Gaston, Gussman, Harvey, Russell

Nays: None

Absent: Rhodes, Samuel

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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