



Zoning Committee Recommendation

Rezoning Petition 2022-162

December 6, 2022

REQUEST

Current Zoning: R-12MF(CD) (multifamily residential, conditional)
Proposed Zoning: R-17MF(CD) (multifamily residential, conditional)

LOCATION

Approximately 7.23 acres located on the west side of Weddington Road, north of Walker Road, and south of McKee Road.
(Council District 7 - Driggs)

PETITIONER

DreamKey Partners, Inc

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-1 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* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood 2.

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 vacant infill parcel on a major thoroughfare, Weddington Rd.
- The site is located approximately 1/2 mile from shopping and dining opportunities at the intersection of Weddington and McKee Roads.
- The site was previously rezoning from institutional for daycare use to R-12MF(CD) to allow multi-family development.
- The proposed zoning would increase the allowed number of units by 26 units, for a total of 96 units at a density of 13.3 units per acre.
- The petition limits the number of buildings to 1, with parking to the rear and buffers abutting single family use and zoning, similar to the previously approved zoning.
- The multifamily use provides a transition from the single family to the west and south to the institutional uses across Weddington Rd.

- The proposal would add additional housing types and options to the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 9: Retain Our Identity & Charm.

Motion/Second: Gaston / Harvey

Yeas: Gaston, Gussman, Harvey, Rhodes, Russell, Welton

Nays: Lansdell

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Lansdell asked if the proposed driveway location and school's driveway across from the site created an intersection that could be signalized or have some other traffic control facility in the future. CDOT staff responded that the number of trips generated would not warrant a traffic light. McKee Road is 3 lanes including a center turn lane. Depending on traffic conditions in the future the road could be redesigned to control left turns.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Lansdell held that the site's access created ingress/egress concerns and that left turn movements should be controlled.

PLANNER

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