



**Zoning Committee**

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 19.52 acres located on the north side of Mallard Creek Road, east of Interstate 485.  
(Outside City Limits)

**PETITIONER**

Davis Development, Inc.

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northeast Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The *Northeast Area Plan* recommends residential up to 12 units per acre.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed development is consistent with the adopted land use for the site: residential up to 12 dwelling units per acre; and
- The surrounding area contains a number of recently adopted multi-family developments, consistent with the adopted land use policy for the area; and
- The proposed development will provide connections to the multi-family communities under construction to the west.

Motion/Second: Nelson / Spencer

Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan and all outstanding issues had been addressed.

**Planner**

There was no further discussion of this petition.

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