



Zoning Committee

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**REQUEST**

Current Zoning: R-4 (single family residential) and UR-2(CD) (urban residential, conditional)  
Proposed Zoning: UR-2(CD) (urban residential, conditional) and UR-2(CD) SPA (urban residential, conditional, site plan amendment)

**LOCATION**

Approximately 66.50 acres located on the north side of Cindy Lane, east of Interstate 77 and west of Statesville Road.  
(Council District 2 - Harlow)

**PETITIONER**

NVR 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 District Plan* and a small portion inconsistent with the adopted plan, based on the information from the staff analysis and the public hearing and because:

- The majority of the rezoning site is consistent with the *Northeast District Plan* recommendation for residential land use for the site up to 12 dwelling units per acre, as amended by rezoning petitions 2015-082 and 2016-092. The small parcel along Cindy Lane is inconsistent with the adopted plan recommendation for up to four dwelling 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 petition is consistent with the overall residential land use recommendation for the site, and lowers the proposed density from 11.66 units per acre to 5.2 units per acre; and
- The development proposes low density single family residential along the perimeter of the site consistent with the existing pattern of single family development; and
- The proposed development provides extensive recreation, natural area, lakes, amenity buildings/structures, and open space areas; and
- The development commits to closing the sidewalk gaps within the development area and public right-of-way to create a strong street network and improve connectivity. The site plans also commits to pedestrian improvements including a multi-

use pedestrian path on Cindy Lane.

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 the majority of the site is consistent with the adopted area plan and a small portion along Cindy Lane is inconsistent with the adopted plan. All outstanding issues have been addressed.

A Commissioner noted that there was a previous rezoning for this site about 18 months ago by the Charlotte-Mecklenburg Housing Partnership. Ryan Homes will be building part of the property but Charlotte-Mecklenburg Housing Partnership will still be building affordable housing on a portion of the original site.

There was no further discussion of this petition.

## **Planner**

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