



Zoning Committee

REQUEST

Current Zoning: R-12MF(CD) (multi-family residential, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 2.03 acres located on the east side of Elm Lane, south of Williams Pond Road
(Council District 7 - Driggs)

PETITIONER

Hopper Communities, Inc.

**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 *South District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses at up to 12 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 proposed residential use and density of 10 units per acre is consistent with the area plan recommendations and surrounding moderate density residential context; and
- There are numerous single family attached residential developments in the area and surrounding the site; and
- The current zoning would allow for 24 units and a building form that is not consistent with adjoining residential development; and
- The proposed site plan provides a slight reduction of the number of units to 20 dwellings and the building form consists of single family attached dwellings with alley-loaded double car garages, consistent with the existing development adjoining to the north and east; and
- The proposed street network connects to an existing stub of Fiddlers Roof Lane, completing the street connection anticipated in the adjoining development and supporting City Council's connectivity policies.

Motion/Second: Samuel / Ham
Yeas: Fryday, Gussman, Ham, McClung, McMillan,
Samuel, and Watkins
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.

A Commissioner noted that the site was near Community House Middle School and Hawk Ridge Elementary. Community House Middle School has 1830 students, the largest middle school in North Carolina. CMS has made a commitment that every student has a great educational experience. The commissioner urged planning staff to encourage developers to see what they can do to help their schools.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311