



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2018-140

March 5, 2019

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-8MF(CD) (multi-residential, conditional)

**LOCATION**

Approximately 11.87 acres located on the north side of Ridge Rd, west of I-85.  
(Outside City Limits)

**PETITIONER**

Profile Management, LLC

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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 plan recommends residential up to eight units per acre for this site.

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 multi-family residential development will provide a mix of housing in the area; and
- The site is located north of the Interstate 85 and 485 interchanges, just south of the Concord Mills activity node in Cabarrus County; and
- The proposed site plan is providing two public streets as per Subdivision Ordinance requirements as development occurs, resulting in improved connectivity in the area.

Motion/Second: McClung / Watkins

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, noting two remaining outstanding issues pertaining to the number of units in a building. Staff stated the request is consistent with the adopted plan. There was no discussion of this request.

**PLANNER**

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