



Zoning Committee

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**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 38.83 acres located on the north side of Cannon Avenue, west of Sugar Creek Road, east of North Graham Street, north of Interstate 85.  
(Council District 4 - Johnson)

**PETITIONER**

Ardent Acquisitions, 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 District Plan* recommendation for multi-family uses on parcel 04507101, but is **inconsistent** with the *Northeast District Plan* recommendation for industrial uses on parcel 04509301 based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family uses for much of the site with a small portion of the site recommended for industrial uses.

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:

- Much of the site is recommended for multi-family uses.
- The area between Oneida Road and Cannon Avenue has not developed according to the industrial land use recommendation. With neighboring single-family development, it is unlikely that parcel 04509301 would ever develop with industrial uses.
- The petition's mixture of single family detached and single family attached is less intense than what the plan would allow on the portion of the site planned for residential.
- The petition's density and mixture of housing types creates a gradual transition between the B-2 zoning at the intersection of Sugar Creek Road and Interstate 85 and the R-4 zoning to the north.
- The petition includes off-site transportation improvements.
- The petition limits the maximum height to 40 feet.
- The petition commits to dedication for a public park in an area lacking in parks.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from industrial uses to residential uses up to 17 dwelling units per acre use for the portion of the site recommended for industrial uses.

Motion/Second: Spencer / Gussman  
Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *Northeast District Plan* recommendation for multi-family uses on parcel 04507101 but is inconsistent with the Northeast District Plan recommendation for industrial uses on parcel 04509301. A commissioner noted that the petitioner is donating acreage for a park, in an area lacking in park space. Another commissioner commented that CMS is taking a new approach to school capacity, which will take into account school bond funding for new school construction.

There was no further discussion of this petition.

#### **PLANNER**

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