



Zoning Committee

REQUEST

Current Zoning: R-3 (single-family residential)
Proposed Zoning: R-6(CD) (single-family residential, conditional)

LOCATION

Approximately 9.62 acres located on the west side of West Sugar Creek Road, north of Yorkford Drive, south of Browne's Ferry Road.
(Council District 4 - Johnson)

PETITIONER

Kinger Homes

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

- The plan recommends residential uses at up to four dwelling units per acre for the 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:

- At 3.2 dwelling units per acre, this petition is less dense than the district plan's recommendation for four dwelling units per acre.
- Surrounded by single family uses in the R-3 zoning district, the petition's commitment to 3.2 detached dwelling units per acre is in line with the surrounding context.
- The petition has direct access to Sugar Creek Road, keeping new residential traffic out of the existing neighborhoods.
- The petition commits to improving pedestrian connections in the area with a 6-foot sidewalk and 8-foot planting strip along Sugar Creek Road, connecting to the existing sidewalk of the neighboring development to the west.

Motion/Second: Gussman / McClung
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 adopted area plan.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225