



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-051

August 4, 2020

REQUEST

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

LOCATION

Approximately 21.90 acres located north of Interstate 485, on the south side of Ridge Road, and east of Cooper's Ridge Lane. (Council District 4 - Johnson)

PETITIONER

M/I Homes of Charlotte, LLC

**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 **inconsistent** with the *Prosperity Hucks Area Plan* (2015) recommendation of 4 dwelling units per acre, but **consistent** with the plan's recommendation of residential uses based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 4 dwelling units per acre.

However, 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:

- This 21.9-acre site is located off Ridge Road and proposes up to 98 single family attached units.
- The *Prosperity Hucks Area Plan* (2015) recommends residential uses up to 4 dwelling units per acre (DUA) for this site. At 4.47 DUA, this petition is only slightly above the recommended density.
- This petition commits to furthering connectivity among residential areas in this area by including a street connection to the existing subdivision located on the left of the site, and by including two road stubs on the right side of the site to allow for connectivity with future developments.
- The petition commits to enhancing the pedestrian environment by including front porch stoops on all homes and walkways which will connect all residential entrances to sidewalks along public and private streets.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan* (2015), from

residential uses up to 4 DUA to residential uses up to 5 DUA for the site.

Motion/Second: Blumenthal / Kelly

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225