



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-188

March 30, 2021

REQUEST

Current Zoning: R-3 (residential)
Proposed Zoning: R-8 MF (multi-family residential)

LOCATION

Approximately 11.49 acres located near 13230 Plaza Road, near the Mecklenburg/Cabarrus County line.

(Outside City Limits)

PETITIONER

Shaun Gasparini, True Homes, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Rocky River Road Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to eight dwelling units per acre (DUA) for the site.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The request is consistent with adopted land use policy for the site.
- The increase in density is reasonable as the site is close to existing neighborhood services such as grocery stores, banks, and gas stations.
- The requested district is contextually appropriate as it is already present on this portion of Plaza Road Extension.
- The requested density and the resulting entitled housing types satisfies land use goals from the Rocky River Road area by "encouraging a mixture of housing types" and "allowing intensification of land uses in areas with complimentary uses and supporting infrastructure."

Motion/Second: Nwasike / Welton

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

Nays: None

Absent: McMillan

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 a brief discussion on how this project would be permitted (as the total project is split by the Meck./Cabarrus County line) and was noted that it would occur jointly with the town of Harrisburg.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090