



**Zoning Committee**

---

---

**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights

**LOCATION**

Approximately 12 acres located on the west side of Lancaster Highway, south of Southcrest Lane.  
(District 6 – Bill James)

**PETITIONER**

Northwood Ravin Development

---

**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 inconsistent with the adjacent single family detached residential uses; however, the proposed density is consistent with other attached residential projects in the area based on the information from the staff analysis and the public hearing and because:

- The site is in an area of unincorporated Mecklenburg County outside of the sphere of influence and ETJ of Pineville and the City of Charlotte. Therefore, no adopted plans specifically addressing future land use for the area exist; and
- The petition proposes a multi-family, attached development; and
- The proposed density of 9.16 dwelling units per acre is consistent with other nearby townhome developments along Lancaster Highway.

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 proposal will introduce additional housing options to the area; and
- The layout of the development includes alley loaded units facing the public streets, a linear landscaped amenity area between Lancaster Highway and the units fronting the highway, and a private amenity area, which results in a walkable development with outdoor amenities; and
- The development provides a 40-foot setback measured from the existing back-of-curb along Southcrest Lane that is consistent with single family detached homes along the street; and

- The proposed building scale and 40 foot maximum height for the units along Southcrest Lane blends with the detached single family homes along the street; and
- The development commits to buffers adjacent to single family homes that are consistent with the requirement for traditional multifamily development; and
- The proposal commits to a number of architectural standards related to building materials, blank walls, raised entrances, and recessed garage doors that ensure building design compatible with surrounding single family homes.

Motion/Second: McClung / Ham

Yeas: Fryday, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: Gussman

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that there is no adopted land use policy for the area therefore; staff looked at the petition in context surrounding development. Staff noted the petition is inconsistent with the adjacent single family detached residential uses; however, the proposed density is consistent with other attached residential projects in the area. All the outstanding issues have been addressed and staff recommends approval.

A commissioner asked about the updates to the site plan related to sidewalk and parking. Staff summarized the changes made to plan to provide sidewalks from the units to the streets and parking in the garages and parking pads with on-street parking on some of the private streets within the development.

A commissioner noted the County Commissioners brought up affordability and traffic. The commissioner stated that the developer also manages Ballantyne and this development will provide much needed rental housing to the area. Traffic is an issue in the area and there are improvements planned for the area.

There was no further discussion of this petition.

## **PLANNER**

John Kinley (704) 336-8311