



Zoning Committee Recommendation

Rezoning Petition 2021-213

May 31, 2023

REQUEST

Current Zoning: R-12MF(CD) (Multi-Family Residential, Conditional)
Proposed Zoning: R-12MF(CD) SPA (Multi-Family Residential, Conditional, Site Plan Amendment)

LOCATION

Approximately 42.85 acres located on the south side of Pineville-Matthews Road, east of Hugh Forest Road, and west of Reverdy Lane.
(Council District 7 - Driggs)

PETITIONER

Goldberg Companies, Inc.

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:

To Approve:

This petition is found to be **consistent** with *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The Policy Map recommends Neighborhood 2 place type 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 petition increases the total number of units from 266 to 478, a net increase of 221 units.
- The overall density of the development will be 11.15 units per acre, within the limits of the existing R-12MF zoning category.
- The petition redevelops the western portion of the site containing 66 units with the construction of 278 new units.
- The site plan maintains the existing berm along Hugh Forest Rd. except as necessary to be removed for site access.
- The petition provides a 260 ft building and parking setback along Hugh Forest Rd.
- The petition maintains the existing buffers along the southern and eastern property lines.

- The petition makes improvements to the intersections of Hugh Forest Rd and Highway 51 and Echo Forest Dr. and Highway 51.
- The site is located on a major thoroughfare in an area with a mix of residential housing types and institutional uses.
- The petition will provide additional housing options to the area.

Motion/Second: Welton / Russell

Yeas: Gaston, Gussman, Harvey, Lansdell, Russell, Welton

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Lansdell asked CDOT staff if the internal streets would include on-street parking. CDOT staff confirmed the proposed design would allow on-street parking. Commissioner Lansdell stated he appreciated the provision of the multi-use path along Hwy 51 as it is a big improvement for bike and pedestrian safety. Commissioner Russell asked if the signal timing at Echo Forest was long enough to accommodate crossing pedestrians. CODT staff said that signal lengths for pedestrian crossing was not reviewed as part of the TIS or specifically for this rezoning, however, CDOT periodically reviews traffic signals to ensure crossing timings are accommodated and are functioning safely.

Gussman noted appreciation for improvements to the site plan including tucking in parking under some of the buildings.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311