



Zoning Committee Recommendation

Rezoning Petition 2022-214

August 3, 2023

REQUEST

Current Zoning: N1-C (Neighborhood 1)
Proposed Zoning: UR-2(CD) (Urban Residential, Conditional)

LOCATION

Approximately 16.36 acres located north of Sledge Road and east of Steele Creek Road.

(Council District 3 - Watlington)

PETITIONER

Liberty Senior Living

**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:

To Approve:

This petition is found to be inconsistent with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type for the site.

However, 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 proposed continuing care community would provide needed housing and care options for seniors in the Steele Creek community.
- The site is adjacent to a site that was rezoned via petition 2019-128 to UR-2(CD) to allow 150 senior independent living units.
- The petition will improve pedestrian and bicycle mobility by providing 8' planting strip and 12' multi-use paths along the site's Steele Creek Road and Sledge Road frontages. Additionally, the petition would install a pedestrian crosswalk with pedestrian signals across Steele Creek Road at Sledge Road to connect to a future greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

- 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

Motion/Second: Winiker / Sealey

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden, Winiker

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Lansdell asked for clarification regarding the proposed signalized pedestrian crossing of Steele Creek Rd in that it was contingent on NCDOT approval and only for one leg of the intersection. CDOT staff replied that this is correct and added that there is an upcoming NCDOT project to make larger improvements at the intersection including turn lanes.

PLANNER

Joe Mangum (704) 353-1908