STAFF REPORT

Prepared by Nathan Page, City Planner

**Knightdale Residential (RZ1602)**

**Type of Request:** Rezoning

**Meeting Dates**

Planning Board on June 21, 2016

City Council on July 5, 2016

**Contact Information**

Chris Foust, Laurelton Village, INC  
1851 S Main Street

Graham NC 27253  
336-516-1888; kfoust@mcphersongrading.com

**Summary**

This is a request to rezone the subject property from R-18 to   
R-9. The property currently has a single family home upon it. There is water and sewer available along Lacy Holt Road.

**Location**  
2225 Lacy Holt Rd

GPIN: 8872499679/

8872590389

**Current Zoning**Residential (low density)

(R-18)

**Proposed Zoning**Residential (high density) (R-9)

**Overlay District**none

**Surrounding Zoning**R-18, R-12

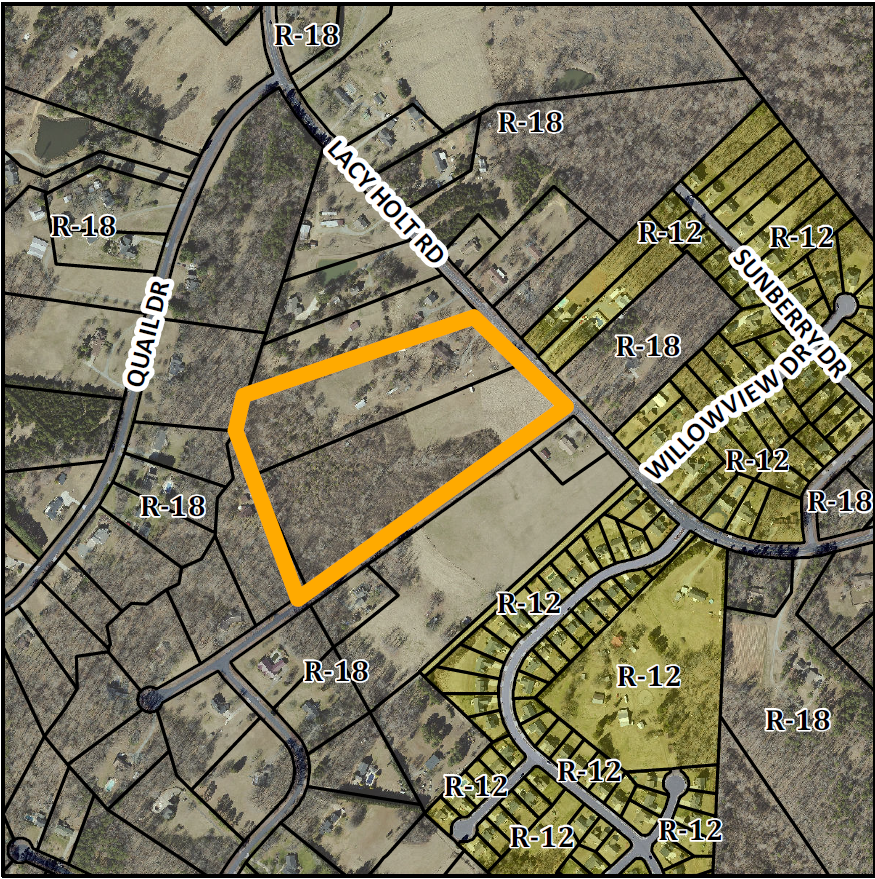
**Surrounding Land Uses**Single Family and Vacant

**Size**17.08 acres

**Public Water & Sewer**Yes

**Floodplain**No

**Staff Recommendation**  
Approval



**Conformity to the *Graham 2035 Comprehensive Plan* (GCP) and Other Adopted Plans**

**Applicable Policies;**

**Planning Type**  
Neighborhood

**Development Type**  
Suburban Residential

For single family residential, townhouses, duplexes, accessory dwelling units, and small scale multi-family dwelling of twelve units or less.

Buildings should be located near the front of the property line, oriented towards the street, and include front porches and other private outdoor spaces.

Recess garages behind the front of buildings to avoid streetscapes dominated by garage doors.

Density of 3 to 6 DU/acre

* 5.1.1 Housing Variety. Encourage a mix of housing types within Graham to increase choice. These can include single family dwelling units, multi family dwelling units, small units, prefabricated homes, cohousing, and clustered housing. *The amendment will provide additional small lot homes in the southwestern portion of Graham.*
* 4.3.1 Land Use Patterns. Promote development of efficient land use patterns to allow continued quality and efficiency of water systems. Discourage the extension of water service into areas that are not most suitable for development. *The site would use existing city infrastructure, and would facilitate later development of existing adjacent property.*

**Staff Recommendation**

Based on the *Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staffrecommends **approval** of the rezoning. The following supports this recommendation:

* Rezoning the property would be in consistence with the Suburban Residential type and furthers the policies and strategies put forth by the *Graham 2035 Comprehensive Plan*, such as efficient development.