



Zoning Committee Recommendation

Rezoning Petition 2022-066

October 3, 2023

REQUEST

Current Zoning: NS (neighborhood services), B-1(CD) (neighborhood business, conditional), and N1-A (neighborhood 1-A)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 13.50 acres located at the northeast intersection of Albemarle Road and Novant Health Parkway, west of Cresswind Boulevard.
(Council District 5 – Molina; Commission District 4 – Jerrell)

PETITIONER

Wood Partners

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** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type.

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 site is located on an arterial and is sandwiched between a Campus Place Type and Neighborhood Center Place Type.
- While inconsistent with Neighborhood 1's lower density residential recommendation, multi-family residential uses (Neighborhood 2) provide an appropriate transition from the Campus Place Type to the west and the Neighborhood Center Place Type to the east.
- The proposal limits building height to 56 feet, which is consistent with the Cresswind development to the north.
- Higher density residential uses are appropriate along Albemarle Road to take advantage of transit opportunities that are easier to access on the thoroughfare.

- The proposal commits to pedestrian enhancements such as eight-foot planting strips, a 12-foot multi-use path, existing bike lanes, and open space.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

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

Motion/Second: Lansdell / Whilden

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*. Staff noted changes since public hearing including reduction in number of units, reduction in setback along Albemarle Road, and fencing around Development Area A.

Commissioner Lansdell expressed concern regarding driveway locations and turning radiuses, and roadway classification specification. Commissioner Russell inquired about a possible sewer easement located in the area reserved for tree save within Development Area A. There was a brief discussion revisiting surrounding land uses. There was no further discussion of this request.

PLANNER

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