



Zoning Committee Recommendation

Rezoning Petition 2022-090

May 2, 2023

REQUEST

Current Zoning: R-17MF(CD) (multi-family, conditional)
Proposed Zoning: R-22MF(CD) (multi-family, conditional)

LOCATION

Approximately 4.2 acres located on the east side of West W.T. Harris Boulevard, north of Interstate 485, and south of Mt. Holly-Huntersville Road.
(Council District 4 - Johnson)

PETITIONER

Harris and Rocky LLC

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

- The 2040 Policy Map recommends the Neighborhood 2 place type.

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 proposes multi-family residential uses at approximately 22 units per acre, which is consistent with the Neighborhood 2 place type.
- The petition adds to the variety of housing options in the area.
- The petition is compatible with the existing Neighborhood and the Commercial place type uses adjacent to the site.
- The petition's commitment to a 12-foot multi-use path and an eight-foot planting strip along West W.T. Harris Boulevard helps to create a more pedestrian friendly environment, which is envisioned as a characteristic of the Neighborhood 2 place type.
- The typical building height within the Neighborhood 2 place type is no more than five stories. The petition limits building height to 50 feet.
- 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

Motion/Second: Gaston / Lansdell

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

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*. Staff noted changes since the public hearing, consisting of clarifying notes about side and rear yards per ordinance; completion of transportation improvements prior to issuance of the CO; and, limiting number of buildings to two.

There was no discussion of this petition.

PLANNER

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