



Zoning Committee Recommendation

Rezoning Petition 2022-114

August 1, 2023

REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: R-8MF(CD) (multi-family residential)

LOCATION

Approximately 4.18 acres located on the northeast side of Ridge Road, south of Mallard Creek Road, and north of Interstate 85.
(Council District 4 - Johnson)

PETITIONER

Rohit Patel

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* (2022) recommends the Neighborhood 1 place type at this 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:

- This petition will add to the variety of housing options in the area located near a developing employment center via Kings Grant, and close proximity to goods and services in the Concord Mills area.
- The petition proposes a 12-foot multi-use path along Ridge Road.
- The petition proposes a minimum of 400-sq ft of open space per unit.
- The petition commits to dedicated right-of-way for future stub connections.
- The petition plans for a 26-foot Class C buffer to protect the adjacent single family residential uses and a 50-foot post construction buffer.
- The petition proposes a school bus shelter near the Ridge Road entrance.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

- 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 Neighborhood 1 to Neighborhood 2.

Motion/Second: Lansdell / Neeley

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 between when a sidewalk or 12-foot multi-use path is requested. CDOT responded that you have the differentiation between the mixed-use path requirement and necessity the 5-foot sidewalk requirement based upon road type. It is found in the Charlotte streets map.

There was no further discussion of this petition.

PLANNER

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