



Zoning Committee Recommendation

Rezoning Petition 2022-139

April 4, 2023

REQUEST

Current Zoning: RE-1 (research district)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 6.94 acres located at the northwest corner of William Ficklen Drive and Ben Craig Drive, west of Mallard Creek Road and east of WT Harris Blvd.
(Council District 2 - Graham)

PETITIONER

Canvas Residential, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

Copy box and paste "entire cell" from Consistency Statement

To Approve:

This petition is found to be **consistent** 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 Campus Place Type.

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 is appropriate and compatible with the Campus Place Type as it increases the variety of housing types in the area. While not a primary use in the Campus Place Type, the 2040 Comprehensive Plan includes, residential as a supportive use in the Campus Place Type.
- The site is located within a 10-minute walk of employment opportunities, an elementary school, daycare, grocery store, medical, institutional, a variety of retail uses, and the Mallard Creek Greenway.
- The proposal includes architectural design standards related to building materials, roof pitches, predominant entrances, direct sidewalk connections, blank wall limitations, garage door enhancements, and limits the maximum building height to 55 feet.
- The petitioner commits to working with and provide an access easement to property north of the site to

ultimately provide pedestrian access to the Mallard Creek Greenway if requested by Mecklenburg County Park and Recreation during the land development permitting process

- The site is within a 10-minute walk of the CATS Mallard Creek Park and Ride served by the number 50 and 54, local buses providing transit access to Concord Mills, University City, and the Wells Fargo Campus. The site is within a 15-minute walk of access to the number 22 local bus providing service to Uptown and the JW Clay Park and Ride, adjacent to UNC Charlotte with transfers to the Lynx Blue Line.
- 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

Motion/Second: Rhodes / Harvey

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

Nays: Russell

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*.

Chairman Gussman asked for clarification on the sidewalk width along William Ficklen Drive, the slideshow stated 6 feet but staff's presentation stated it would be 8 feet in width. Staff clarified that the sidewalk would be a minimum of 8 feet in width and that the slide was outdated.

Commissioner Lansdell stated that he appreciated that the on-street parking was proposed to be located on a private street but asked for additional detail about the width of the private street. Staff stated that there is a standard detail for the street on the site plan and the detail proposes a CDOT "residential wide" cross section which includes 71 feet of right-of-way.

Commissioner Lansdell asked for additional detail about the width of the on-street parking in the standard cross section. Staff stated that the roadway was a typical 30 foot gutter to gutter width. Commissioner Lansdell asked for clarification about what was included in those measurements. Staff stated that the 30 foot width include on-street parking and that 30 feet was the entire width of the roadbed, not as measured from centerline. CDOT staff reiterated that this was standard detail and that there is 15 feet of pavement as measured from centerline with on-street parking, 9 feet without on-street parking, and that

adjacent to the intersection the roadway measures 20 feet from curb to curb.

Commissioner Lansdell stated that he had concerns regarding the distance from the intersection of William Ficklen Drive and Ben Craig Drive to the on-street parking along the private road. CDOT staff stated that the distance from the intersection to the first parking space meets CDOT standards.

Commissioner Lansdell stated that he hoped to see updates to the private roadway design in the upcoming revised site plan. Staff asked for additional detail regarding what changes he hoped to see, stating that the only outstanding issue still to be addressed was to add a note that CDOT requested. Commissioner Lansdell stated that he would like to see the detail for the private street. Staff stated that the detail is included on the site plan and that it is a standard detail from the Charlotte Land Development Standards Manual.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Russell stated that he was concerned about developing residential in an office park, increasing the residential density and number of residents without regard for amenities or quality of life features. Commissioner Russell stated that he did not like the placement of the proposed development.

PLANNER

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