



## Zoning Committee

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### REQUEST

Current Zoning: R-12MF (CD) (multi-family residential, conditional)  
Proposed Zoning: N1-C (neighborhood 1)

### LOCATION

Approximately 0.094 acres located on the north side of Mineral Springs Road, west of Interstate 85, south of University City Boulevard.  
(Council District 4 - Johnson)

### PETITIONER

City of Charlotte

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is found to be **inconsistent** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The petition is inconsistent with the *2040 Policy Map* recommendation for Neighborhood 2.
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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 is appropriate and compatible because the N1-C district is more restrictive in regard to permitted uses.
- The Neighborhood 1 Place Type recommends neighborhoods with a variety of housing types, where single-family housing is still the predominant use.
- The N1-C district allows for the development of single-family, duplex, and triplex dwellings on all lots, as well as public infrastructure uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 10: Fiscally Responsible

The approval of this petition will revise the recommended place type as specified by the 2040 Policy

Map, from Neighborhood 2 recommended Place Type to Neighborhood 1 for the site.

Motion/Second: Lansdell / Sealey  
Yeas: Lansdell, Neeley, Sealey, Welton, Whilden, Winiker  
Nays: None  
Absent: Russell  
Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

**Welton:** This is a downzoning, in terms of density, that is a rarity, is there a reason for the downsize?

**Staff:** The current zoning would not allow for any kind of public utility; the petitioner is carving out a small area for Charlotte water.

There was no further discussion of this petition.

**Planner:**

Emma Knauerhase (704) 432-1163