



Zoning Committee

REQUEST

Current Zoning: R-22MF(CD) and C-2 for the City of Concord portion.
Proposed Zoning: R-22MF(CD) SPA and R-22MF(CD) with five year vested rights.

LOCATION

Approximately 48.21 acres located west of Quay Road, south of Mallard Creek Road, and northeast of Ridge Road.

Adjacent to City Council District 4-Renee Johnson
County Commissioner District 3-George Dunlap

PETITIONER

Childress Klein Properties

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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 Neighborhood 2 Place Type for this site.

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:

- This petition proposes to add to the variety and access to housing in the area.
- The petitioner proposes to voluntarily provide a workforce housing program that would ensure that no fewer than 5% of the total amount of rental units developed on the site maintain monthly rents that are income restricted for households earning 80% or less of the area median income, for a minimum of 15 years.
- The proposed multifamily residential site would be well supported by the commercial and activity center type uses in the area.
- The petition proposes to dedicate a minimum of 12 acres of open space to Mecklenburg County Parks and Rec for the development of parks or greenway trails

- and associated shelters and seating areas.
- This petition also proposes a trail network linking the multi-family residential area to adjacent uses with a minimum of 6-foot wide trails.
 - The petitioner is proposing 50-foot Class C and 100-foot Class A buffers, respectively, between the site and the surrounding area to offer sensitivity to the adjacent streams, wetlands, and varying land uses.
 - The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility.

Motion/Second: Winiker / Whilden

Yeas: Russell, Sealey, Welton, Whilden, Winiker

Nays: Lansdell

Absent: Neeley

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Lansdell asked where Road B comes out and if it will cross the stream. Staff responded that Road B is part of the rezoning that occurred on this property and the property to the south. It's part of the road network for the industrial site. It is labeled a potential site access in case it has to shift a little bit, but it will connect to it and provide access to the development areas A and B.

Commissioner Lansdell asked, at Road B if the future connection is there going to be a change in the road at the parcel boundary or if the road design is going to be consistent with the industrial road that's already there. Staff stated, Road B is a local office commercial wide throughout both project areas and then the main road that will serve the industrial side is south of this that runs somewhat where that utility easement is and that's a local industrial street that will provide access for most of the industrial traffic so it should be directed on public Road A and then public Road B would serve the residential component. So, there should be a difference between those three cross sections cause public Road A and public Road C that's on the industrial side of both local industrial and then the others are commercial wide so they will focus most of that traffic on road network outside of this apartment project.

Commissioner Welton asked if there were going to be any improvements (sidewalks, crosswalks) on Quay Road. Staff responded that Quay Road will be either a state road or City of Concord Road. CDOT noted that CATS is in conversations with the petitioner and Concord Mills to provide a public connection to the nearest bus stop.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Lansdell stated due to outstanding transportation and design concerns he shared, and with the complex multi-jurisdictional agreements associated with this project that those issues need to be resolved first.

PLANNER

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