



Zoning Committee

REQUEST

Current Zoning: N1-A (neighborhood 1-A) and CG (general Commercial)

LOCATION

Proposed Zoning: N2-B(CD) (neighborhood 2-B, conditional)

Approximately 16.15 acres located at the northeast intersection of Beatties Ford Road and Trinity Road, south of Lakeview Road. (Council District 2 - Graham)

PETITIONER

CH Land Company, LLC

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

- The 2040 Policy Map (2022) recommends the Commercial and Neighborhood 1 Place Types.

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 is appropriate and compatible with the Commercial and Neighborhood 1 Place Types as it increases the variety of housing types in the area, with the majority of the site providing duplex, triplex, quadruplex dwelling types that generally align with the Neighborhood 1 Place Type.
- The plan also proposes 5 live work units which may provide small-scale neighborhood-oriented businesses that align with the Commercial and Neighborhood 1 Place Types.
- The site is located adjacent to an elementary school, a regional public park, a shopping center, and several churches.
- The proposal includes architectural standards to ensure quality design, including requirements for building materials, roof pitches, corner treatments, blank wall limitations, and limits the maximum building height to 48 feet.

- The plan commits to providing a 12-foot multi-use path along the Beatties Ford Road frontage and adheres to CATS request for an updated bus waiting pad which provides the beginnings of a multi-modal transportation network.
- The site is located along the route of the CATS number 7 local bus route with a stop directly in front of the site providing transit access to Northlake Mall, the Rosa Parks Community Transit Center, and the Charlotte Transportation Center.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

Motion/Second: Whilden / Neeley
 Yeas: Whilden, Neeley, Sealey, Winiker, and Welton.
 Nays: Lansdell
 Absent: Russell
 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 stated that this site is an important corner lot and that he would like to see more of a buffer between Trinity Road and the buildings along it.

Chairman Welton asked if there was a maximum number of dwelling units per building for attached multi-family dwellings in the Neighborhood 2 zoning districts. Staff stated that there is not a limitation on the number of units per building but there is a maximum building length provision of 150 feet with the ability to increase the length to 400 feet when certain standards are met.

Sealey stated that it was odd that the closest site feature to the bus stop is a detention pond rather than residential units. Chairman Welton asked if the pond is above ground. Staff stated that the site is not fully engineer at this point, but it does appear to be above ground. Staff stated that ponds are often at the lowest point of the site and this corner is the lowest point.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Lansdell stated that the change in land use from CG to N2-B is inappropriate and the design of the site plan should include a larger setback and buffer from Trinity Road. Also, the 8-foot sidewalk and 8-foot planting strip proposed along Trinity Road is inadequate for safe transportation and not accommodating of 10-minute neighborhoods.

PLANNER

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