



## Zoning Committee Recommendation

Rezoning Petition 2024-014

February 4, 2025

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### REQUEST

Current Zoning: B-1(CD) (Neighborhood Business, Conditional)  
Proposed Zoning: N2-B (Neighborhood 2-B)

### LOCATION

Approximately 0.98 acres located on the north side of West Boulevard, south side of Nobles Avenue, and west side of Holabird Lane.  
(Council District 3 - Brown)

### PETITIONER

KB Holdings LLC

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### 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 **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.

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 site is well-connected to public transit, with two CATS bus routes nearby, providing convenient access to other parts of the city without needing a car.
- The site is within walking distance (about ¼ mile) of a Mecklenburg County park (Southwest District Park), (½ mile) of a CMS K-8 school, and walking distance (1.5 miles) to the Irwin Creek Greenway, which offers easy access to recreational spaces and educational facilities, which supports walkability and a more active lifestyle.
- Rezoning to a denser district with more residential options makes sense in areas with good access to transit and nearby services, as it provides housing options for people who rely on those connections.
- The rezoning complements the character of the neighborhood, which already includes a mix of residential and small-scale commercial uses, creating a seamless transition between the surrounding properties.

- The proposed zoning district aligns with the surrounding residential and small-scale commercial uses, maintaining neighborhood character.
- The proposed zoning enables productive use of a currently vacant site, fostering neighborhood activity.
- The proposed zoning supports existing urban-to-suburban transitions in the area and complements ongoing pedestrian and bike improvements along West Boulevard.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

Motion/Second: McDonald / Shaw

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

Nays: None

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*.

There was no further discussion of this petition.

## **PLANNER**

Emma Knauerhase (704) 432-1163