



Zoning Committee Recommendation

Rezoning Petition 2025-033

October 7, 2025

REQUEST

Current Zoning: RE-3 (Research), RC (Research Campus)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 40.13 acres located on the northeast side of IBM Drive, south of W W.T. Harris Boulevard, and west of Vinoy Boulevard.

(Council District 4 - Johnson)

PETITIONER

TM BTR of the Carolina's, LLC

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 **inconsistent** 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 and the Community Activity Center Place Types for this site.

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:

- The petition proposes a total of 260 multi-family attached residential units to be built in quadruplex and townhome forms offering a variety of housing types to the area.
- The proposed site is located adjacent to both Community Activity Center and Campus Place Types, offering potential access to a wide range of goods, employment opportunities, healthcare, education, and essential services. Introducing residential uses at this location will enhance the area's mixed-use character, support walkability, and contribute to a more vibrant, connected community.
- A large portion of the site is currently underutilized as surface parking.

- The site is served by the number 50 CATS local bus route providing access to goods, employment, and services in the area.
- The site is in the UNC Charlotte adopted micro-transit zone which seeks to connect neighborhoods with key activity centers like University City, UNC-Charlotte and the greater University Research Park.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Campus and Community Activity Place Types to the Neighborhood 2 Place Type for the site.

Motion/Second: Gaston / Caprioli
 Yeas: Welton, McDonald, Millen, Stuart, Caprioli, Shaw, Gaston
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Gaston requested clarification regarding the open space provided. Staff responded that the amenitized and open space areas (including both public and private spaces) will total a minimum of 2 acres on the northern parcel and 3 acres on the southern parcel.

Chairperson Welton asked whether there is sidewalk connectivity on the west side of IBM Drive. Staff responded that there is currently minimal sidewalk infrastructure on that side of the street. However, the proposed development will include a new 12-foot-wide multi-use path along its frontages, which will help address the existing sidewalk gap.

Commissioner Caprioli asked if IBM Drive was a private drive. Staff responded that IBM Drive was a public roadway.

There was no further discussion of this petition.

PLANNER

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