



## Zoning Committee Recommendation

Rezoning Petition 2025-060

September 3, 2025

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### REQUEST

Current Zoning: R-20MF(CD) (Multi-Family Residential, conditional)

Proposed Zoning: N2-C(EX) (Neighborhood 2-C, exception)

### LOCATION

Approximately 27.47 acres located on the east side of East W.T. Harris Boulevard, north of Albemarle Road, and south of Hickory Grove Road.

(Council District 5 - Molina)

### PETITIONER

Mecklenburg County

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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 **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 designated as the Neighborhood 2 (N-2) Place Type by the *2040 Policy Map*. The N-2 Place Type supports public open spaces such as parks as community amenities to enhance the neighborhood.
- The site is primarily surrounded by residential developments including multi-family and single-family dwellings. The proposed park would be a conveniently located amenity for area residents that includes a variety of recreational facilities to promote healthy and active lifestyles.
- Two public benefits are proposed as part of this Exception (EX) request under the categories of sustainability and public amenity including: preservation of open space that will exceed UDO requirements and the development of an inclusive playground and passive amenities such as walking trails and a multi-use lawn.

- The site is served by the number 3 and 9 CATS local bus providing service between the Albemarle Park and Ride, the 36<sup>th</sup> Street LYNX Blue Line station, the Eastland Community Transportation Center, and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 6: Healthy, Safe, and Active Communities
  - 7: Integrated Natural and Built Environments.

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 2 Place Type to the Parks and Preserves Place Type for the site.

Motion/Second: Stuart / McDonald

Yeas: Welton, Caprioli, McDonald, Millen, Shaw, Stuart

Nays: None

Absent: Gaston

Recused: None

## ZONING COMMITTEE DISCUSSION

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

Chairperson Welton inquired about clarifying the definition of what an inclusive playground is. Staff clarified the definition of an inclusive playground as provided by the petitioner stating the playground would be interabled allowing the park to service users with various ability levels.

Commissioner McDonald inquired about the existing site conditions along W.T. Harris Boulevard specifically regarding sidewalk access. Staff clarified that there is existing sidewalk that is currently 6' and will be brought into compliance as funding becomes available.

There was no further discussion of this petition.

## PLANNER

Maxx Oliver (704) 336-3571