



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-101

December 2, 2025

REQUEST

Current Zoning: I-2 (CD) (General Industrial, Conditional), N1-B (Neighborhood 1-B), and ML-2 (Manufacturing and Logistics-2)

LOCATION

Proposed Zoning: N1-F (Neighborhood 1-F)

Approximately 0.73 acres located on the north corner of Valleydale Road and Fred D. Alexander Boulevard, and south of Ben Livingston Road.
(Council District 2 - Graham)

PETITIONER

Jordans Pond Holding Company, LLC

**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 1 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 petition is appropriate and compatible with the surrounding land uses as it would bring the site into alignment with neighboring properties that have residential zoning and a Neighborhood 1 Place Type designation by the *2040 Policy Map*.
- The site directly abuts single family residential to the north and northwest of the property along Valleydale Road, Fred D Alexander Boulevard, and Ben Livingston Road. Development under the site's existing industrial entitlements would not be a preferred outcome given the residential nature of this block.
- There are a mix of uses in the area including single family, parks and preserves, manufacturing and logistics, and commercial.

- The site is located at the intersection of a major and minor arterial, making it an appropriate location for slightly denser residential zoning abutting less intense Neighborhood 1 districts along the site's northern boundary.
- The parcels within the petition boundary are bisected by a utility easement that would limit the total developable area and would provide a natural buffer between the site's future development and abutting single family uses.
- The site is located along the route of the CATS number 1 local bus providing transit access between Callabridge Commons and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
2: Neighborhood Diversity & Inclusion

Motion/Second: Shaw / Millen

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

Nays: None

Absent: Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner McDonald inquired about the commonly permitted uses allowed in the N1-F (Neighborhood 1-F) zoning district. Staff clarified what a typical development pattern would look in a N1-F (Neighborhood 1-F) zoning district and the N1-F (Neighborhood 1-F) zoning district's product intent as a transition zone between the Neighborhood 1 place types and Neighborhood 2 place types at this site.

There was no further discussion of this petition.

PLANNER

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