



Zoning Committee Recommendation

Rezoning Petition 2023-097

December 5, 2023

REQUEST

Current Zoning: R-22MF(CD) (multi-family, conditional)
Proposed Zoning: N2-B (neighborhood 2)

LOCATION

Approximately 0.64 acres located along the east side of Ashley Road, south of Alleghany Street.
(Council District 2 - Graham)

PETITIONER

Drakeford Communities

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** from staff analysis 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 petition is appropriate and compatible as the site is within an area designated by the 2040 Policy Map for the Neighborhood 2 Place Type.
- The site is in an area with a range of uses including single-family, multi-family, institutional, and commercial, within walking distance to a grocery store, an elementary school, and two high schools.
- The site is located along a proposed and funded urban greenway that will connect to Wilkinson Boulevard.
- The site is located along the route of the number 2, 30, 34, and 235 CATS local buses providing access to the Charlotte Transportation Center (CTC), SouthPark Community CTC, Goodwill Campus, West Blvd library, and the Lynx Blue Line among other destinations.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility

- 6: Healthy, Safe & Active Communities

Motion/Second: Whilden / Neeley
Yeas: Whilden, Neeley, Russell, Lansdell, Sealey,
Winiker, Welton
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*.

Commissioner Russell asked if this was an additional parcel that was being added to the previously approved development (petition 2022-055). Staff stated that the request was more akin to removing the parcel from the previous rezoning. Staff stated that the parcel was included in petition 2022-055 and is currently zoned R-22MF(CD) like the rest of the overall site but that the previous site plan did not show any proposed development on the subject parcel. Staff stated that it will likely be developed as part of the previously approved development but that it was comply with the N2-B zoning standards rather than the R-22MF standards of the rest of the site.

Chairman Welton asked about the parcels to the south of the site already zoned N2-B but the *Policy Map* recommending the Neighborhood 1 Place Type. Staff stated that the parcels to the south are developed as single-family homes but they were zoned multi-family under the previous Zoning Ordinance so when the UDO took effect in June 2023, the parcels automatically translated to the N2-B zoning district.

There was no further discussion of this petition.

PLANNER

Maxx Oliver (704) 336-3571