



Zoning Committee

REQUEST

Current Zoning: I-1(CD) (light industrial, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 32.42 acres located along the north side of Interstate 485, west of China Grove Church Road, and south of East Westinghouse Boulevard.
(Council District 3 - Watlington)

PETITIONER

Blu South 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 map recommends Manufacturing & Logistics place type.

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 Manufacturing & Logistics place type recommendation is reflective of the current conditional zoning for the site approved in 1994, however the site was never developed.
- Industrial uses would be inappropriate for the site as it is surrounded by residential uses and the only vehicular access is through residential communities Blu South development to the north and Sterling neighborhood to the east.
- The proposed residential development and Neighborhood 2 place type is compatible with adjacent existing residential uses.
- The proposal limits the maximum number of duplex units to 58 and maximum attached townhome units to 128, for a total of 186 units on the 32.42 acre parcel resulting in a density of 5.73 units per acre.
- Much of the adjacent zoning to the east is R-8(CD) and N-1D which allows and is developed with similar

residential development and density and the UR-2(CD) zoning to the north is being developed with duplex dwellings and townhomes.

- The proposal connects to Blu Central Rd, Ervin Ln, and Howell Station Rd. providing route additional route options out to Westinghouse Bv.
- The proposal provides additional housing options to the area and is within a ½ walk of the I-485/South Bv transit station located east of the site, accessed via sidewalks south of Sterling Elementary School.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing & Logistics Place Type to Neighborhood 2 Place Type for the site.

Motion/Second: Sealey / Neeley
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
 Whilden, Winiker
 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 Russell noted the cul-de-sac on the western corner of the site and asked about a connection to Old Nations Ford. CDOT staff explained that the right of way for Old Nations Ford runs into the right of way for I-485. Old Nations Ford Rd is a state controlled road. Staff explained that a potential connection was discussed at the beginning of the process for the petition. The petitioner provided a profile study that showed a connection that met grade standards would not be possible due to topography. Commissioner Russell asked if access to the County parcel for the future park would be from the cul-de-sac. Staff noted that the petition provides a greenway connection and area to be dedicated to Parks and Recreation at the request of Mecklenburg Parks and Recreation staff. There is developable area on the county parcel along Westinghouse that would provide vehicular access.

Commissioner Welton asked what the timing was for King's Branch Greenway. Staff stated that to their knowledge it was still in planning stages. Commissioner Welton noted that when you head out Westinghouse Bv. the Old Nations Ford intersection is not noticeable and there is not a light. Either way traffic from this development must connect to Westinghouse Bv. Staff

explained that the proposal in addition to the connections to China Grove Church Rd. it also connects to Blu Central Rd. which connects to Westinghouse. Staff also noted that Old Nations Ford Rd. north of Westinghouse is the driveway into the Vulcan materials mine and doesn't provide additional connectivity.

Commissioner Lansdell asked for clarification on the streets shown on the site plan versus the design manual for a residential medium roadway. He expressed appreciation for the alleyways. However, continues to struggle with design features that seem inconsistent particularly related to lane width and the continued compression of roadways and access for all types of users. CDOT staff explained that local residential medium has a 10 and a half foot pavement section and a 22 and a half foot curb and gutter and local street standards are designed for low volume and low load design so it is city policy for bicycle users to share the road on low volume local streets. Then policy is for arterials outside of this development to connect to and provide multi use paths.

Commissioner Lansdell again noted more clarification for public roadway design features that indicate edge of pavement and back of curb and looking for consistency across all public roads. CDOT staff mentioned that site plans generally include the CLDSM cross sections and those may be easier to read than the notations on the plan view.

Commissioner Welton stated that he was previously supportive of this petition because it is walkable to the light rail and is a good place to put a diverse set of housing that is in walking and transit service to goods and services.

There was no further discussion of this petition.

PLANNER

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