



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-029

July 9, 2024

REQUEST

Current Zoning: OFC (office flex campus)
Proposed Zoning: IMU(CD) (innovation mixed use, conditional)

LOCATION

Approximately 19.81 acres located on the south side of Alexandriana Road, east side of Statesville Road, and west of Twin Lakes Parkway, north of Interstate 485.

(Adjacent to City Council District 4 – Johnson)
(County Commission District 1-Elaine Powell)

PETITIONER

Embrey Development Company

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-1 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 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 petition provides and opportunity to provide housing in an area that is connected to schools and retail options.

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

Motion/Second: Sealey / Whilden
Yeas: Neeley, Russell, Sealey, Welton, Whilden
Nays: Lansdell
Absent: Winiker
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Chairman Welton stated that when he looked at the purpose of the IMU district it didn't appear to align with what staff was saying was in the UDO. Staff stated the language used comes from the UDO, article 9, concerning the purpose of the IMU district.

Chairman Welton asked if someone came to request an IMU district, and wanted to do all artisan industrial development would that be any different than doing all residential.

Staff stated the intent behind establishing IMU was for the adaptive reuse and further advancement of employment uses within aging manufacturing areas to take precedent, and residential should be an ancillary and supportive use.

Commissioner Russell asked if anyone had reached out to Huntersville since they are developing their jurisdiction in a mixed used development pattern and Charlotte is developing their jurisdiction as more industrial. Staff stated they had reached out to Huntersville but had not heard back. Chairman Welton did acknowledge the two different jurisdictions and two different ordinances, but the larger development context was important to consider.

Commissioner Whilden stated she liked workforce housing and income restricted housing, and these uses should be allowed in many places. Chairman Welton asked for a clarification of the petitioner's commitment to workforce housing. Staff clarified that no fewer than 10% of the total number of units developed on the site, for a period of not less than 10 years, will maintain monthly rents that are income restricted for households earning 80% or less of the area median income.

Chairman Welton noted that there was a discussion that this property had been marketed as industrial for many years and according to the developer had not received much interest for that and the fact that the Twin Lakes business park had been bisected by Interstate 485. He also noted the recent rezonings in the immediate area have been for IMU and car dealerships. Chairman Welton stated that we can make policy decisions based on the need for housing and this petition offers 300 units near schools.

Commissioner Lansdell made a motion to deny. There was no second and motion failed.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Lansdell concurred with the findings in the staff analysis.

PLANNER

Michael Russell (704) 353-0225