



Zoning Committee Recommendation

Rezoning Petition 2022-096

October 31, 2023

REQUEST

Current Zoning: N1-A (neighborhood 1-A), RE-3(CD) (research, conditional), OFC (office), CG (general commercial), B-1(CD) (neighborhood business, conditional).
Proposed Zoning: UR-2(CD) (urban residential, conditional).

LOCATION

Approximately 33.03 acres located along the west side of John Adams Road, south side of Galloway Road, north of West Mallard Creek Church Road, and east of Interstate 85.
(Council District 4 - Johnson)

PETITIONER

Kairoi Residential

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 **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 Neighborhood 1, Campus, and Commercial place types at this location.

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:

- This petition proposes to increase housing inventory and add to the variety of housing options in the area.
- Though inconsistent with the Policy Map the proposed uses would be better aligned with the residential sites in the surrounding area.
- The proposed residential uses would be well supported by the Commercial and Community Activity Center Place Types in the area.
- The petitioner proposes to commit 1.5 acres of the site to Mecklenburg County Parks and Recreation for use as a future park.
- This petition proposes amenity areas that may include a clubhouse, fitness center, pickleball court, or swimming pool.
- The petition is proposing streetscape improvements on

- its frontage along John Adams Rd and Galloway Rd, including an 8-foot sidewalk and 8-foot planting strip.
- This petition proposes an internal street network to include minimum 8' sidewalks and 8' planting strips, as well as walkways to provide pedestrian connections from all residential entrances to sidewalks along internal private streets, drives or alleys.
 - The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1, Campus, and Commercial Place Types to the Neighborhood 2 Place Type.

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

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton noted it was a legacy district and inconsistent with the *2040 Policy Map*. Staff stated that though it is inconsistent with the Policy Map the proposes uses are better aligned with the residential sites in the surrounding area.

There was no further discussion of this petition.

PLANNER

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