



Zoning Committee

REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 0.79 acres located along the east side of Park Road, the south side of Selwyn Avenue, and north of Manning Drive
(Council District 6 - Bokhari)

PETITIONER

3G Investments & Developments 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 **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* recommends Neighborhood 1 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 site is located at the corner of Park Rd and Selwyn Ave., major and minor thoroughfares, which could serve as a reasonable location for a neighborhood serving commercial use.
- Bus Route 19 along Park Road, has a stop at the site providing access to region, goods and services along the Park Rd. corridor.
- The site is at the edge of the residential neighborhood along Selwyn Ave. There is Community Activity Center place type recommended across Park Rd from the site. The site is within 880 ft of the Park Selwyn shopping center.
- Despite N1 place type to the north, south and east the site only abuts single family use to the east. North and south of the site is property owned by City of Charlotte and Mecklenburg County for greenways.
- The site is across the street from a Cross Charlotte Trail/ Little Sugar Creek greenway trailhead and provides a 60

ft easement at the rear of the site to Mecklenburg County for future Briar Creek greenway use.

- The existing single-family home has been used for office and residential/in-home office uses over the years.
- The rezoning would allow adaptive reuse of the existing structure and maintain the residential character along Selwyn Avenue.
- The petition limits business hours and the hours of operations of outdoor areas to reduce impacts on the adjacent single-family home.
- 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
 - 8: Diverse & Resilient Economic Opportunity; and

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Neighborhood 1 place type to Neighborhood Center place type for the site.

Motion/Second: Sealey / McDonald
 Yeas: Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart
 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 Winiker noted that the site is ideally located for a neighborhood serving use at the edge of a neighborhood, near a shopping area and across from the Cross Charlotte Trail.

Chairperson Blumenthal agreed and noted that this site activates 3 frontages; Park Road, Sewlyn Avenue, and the greenway. The adaptive reuse and conditions of the rezoning limit the impacts and blend into the neighborhood.

There was no further discussion of this petition.

PLANNER

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