



Zoning Committee

**REQUEST**

Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)  
Proposed Zoning: N2-A(CD) ANDO (Neighborhood 2-A, Conditional, Airport Noise Disclosure Overlay)

**LOCATION**

Approximately 15.87 acres located on the east side of Sandy Porter Road, south of Arrowood Road, and north of Steelechase Drive.

(Council District 3 - Brown)

**PETITIONER**

The Drox Group, 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 *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 adjacent to Community Activity Center, Neighborhood 2, and Parks & Preserves place types, preferred adjacencies for considering a change to the *2040 Policy Map* to Neighborhood 2 place type.
- The site is less than ¼ mile from retail, services, an office park, and bus stops for CATS Route 56 along Arrowood Road.
- The site is adjacent to a Catawba Lands Conservancy nature preserve and across Sandy Porter Road from a future Mecklenburg County park.
- The proposed multi-family attached dwellings would provide an additional housing option in an area identified by the Equitable Growth Framework as being in a housing gap.
- The petitioner has worked with city staff to preserve a green area where adjacent to established single-family

dwellings, identify the amenity area and proposed features, and to increase the setback of units facing Sandy Porter Road.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility

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 2 place type for the site.

Motion/Second: Welton / McDonald

Yeas: Neeley, Winiker, Russell, Shaw, Stuart, Welton, McDonald

Nays: None

Absent: Blumenthal, Sealey

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 inquired if the stormwater pond would have any landscaping or decorative features. Staff replied that the rezoning petition does not specify any decorative features.

There was no further discussion of the petition.

**PLANNER**

Joe Mangum (704) 353-1908