



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-070

April 4, 2023

REQUEST

Current Zoning: BP (business park)
Proposed Zoning: MUDD-O (CD) (mixed use development, optional, conditional)

LOCATION

Approximately 31.41 located on the west side of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road.

Adjacent to City Council District 4-Renee Johnson

County Commission District 1-Elaine Powell

PETITIONER

Carter Acquisitions, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** 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 Community Activity Center Place Type for this site.

Therefore, 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's proposed mix of uses including multi-family, retail, commercial, and office uses is consistent with what is envisioned for the Community Activity Center place type.
- The petition proposes streetscape and right-of-way improvements including a 12-foot multiuse path and 8-foot planting strip along Old Statesville Road.
- The petition also proposed new public street connections throughout the site that will also include 8-foot sidewalks and 8-foot planting strips.
- The petitioner commits to providing Mecklenburg County Parks and Recreation a 35-foot-wide easement for the construction and maintenance of a County Greenway.
- The petitioner commits to a 15,000 square foot

amenity area on the site which may include but shall not be limited to the following uses: community clubhouse, community pool, a pocket park, hardscape patio areas, grills, fire pit, benches, and/or picnic tables.

- 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

Motion/Second: Rhodes / Harvey

Yeas: Gaston, Gussman, Harvey, Rhodes, Welton

Nays: Lansdell, Russell

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Lansdell stated he had design concerns about allowing on-street parallel parking on Liberty Crossing Drive Extension and 90-degree parking on the private street. He did not elaborate on his concerns.

Commissioner Russell inquired about the two gated access points. The petitioner's agent stated the gated access points are for the multi-family portion of the mixed-use site.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Lansdell stated that due to parking design and increase in population and traffic flow on Liberty Crossing Drive he does not support the petition. Commissioner Russell added that the petition's design and form does not fit into the surrounding area.

PLANNER

Michael Russell (704) 353-0225