



Zoning Committee Recommendation

Rezoning Petition 2023-072

August 3, 2023

REQUEST

Current Zoning: N1-A (neighborhood 1)
Proposed Zoning: N2-B (neighborhood 2)

LOCATION

Approximately 17.99 acres located on the north side of Grier Road, west side of East W.T. Harris Boulevard, and south side of District Drive, east of Newell-Hickory Grove Road. (Council District 4 - Johnson)

PETITIONER

Merancas Holdings, 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 **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 Neighborhood 2 Place Type.

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:

- This petition is appropriate and compatible as the site is within an area designated by the 2040 Policy Map for the Neighborhood 2 Place Type.
- The site is in an area with a range of uses including single-family, multi-family, institutional, and manufacturing and logistics. The proposed zoning would help to increase the housing availability and diversity in the area.
- The site is located along two major thoroughfares.
- The site is located directly across East WT Harris Blvd from the future Back Creek Greenway.
- The site is located along the route of the number 23 and 29 CATS local buses providing access to the Charlotte Transportation Center on the 23 and between the Independence Blvd Walmart and the JW Clay Park & Ride on the 29.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

- 2: Neighborhood Diversity & Inclusion
- 5: Safe & Equitable Mobility

Motion/Second: Neeley / Sealey
Yeas: Sealey, Neeley, Lansdell, Russell, Welton,
Whilden, Winiker
Nays: None
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*.

There was no further discussion of this petition.

PLANNER

Maxx Oliver (704) 336-3571