



Zoning Committee

REQUEST

Current Zoning: R-3(CD) (Single-Family, Conditional), MUDD-O (Mixed-Use Development District, Optional), INST(CD) SPA (Institutional, Conditional, Site Plan Amendment)

Proposed Zoning: R-3(CD) SPA (Single-Family, Conditional, Site Plan Amendment), MUDD-O SPA (Mixed-Use Development District, Optional, Site Plan Amendment), INST(CD) SPA (Institutional, Conditional, Site Plan Amendment)

LOCATION

Approximately 27.27 acres located along the west side of Sharon Road, south of Hazelton Drive, and east of Sunnybrook Drive.

(Council District 6 – Bokhari)

PETITIONER

The Presbyterian Home at Charlotte, Inc.

**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** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Campus 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:

- The petition is a site plan amendment requesting to combine two buildings into one larger structure, increasing the building height by 5 feet, altering the proposed building elevations, and increasing the footprint of the MUDD-O zoned area on the site from what was outlined in the previously approved rezoning petition 2018-027. These changes are proposed in the area identified as Development Area B by the rezoning plan.
- Allows for an additional monument sign to be erected near the intersection of Eastburn Road and Sharon Road

- in in the area identified as Development Area A by the rezoning plan.
- Overall, the site plan amendment would not increase the number of dwelling units, increase the nonresidential square footage, or make changes to the permitted or prohibited uses proposed under the previously approved 2013 and 2018 conditional rezoning plans.
 - The site is designated as the Campus Place Type by the *2040 Policy Map*. The Campus Place Type recommends a cohesive group of buildings and open spaces containing a variety of activities on the site serving a single institutional user.
 - The site is located within a ¼-mile walk of mixed-use commercial developments containing grocery, restaurants, retail, and financial institution uses.
 - The site is within a ¼-mile walk of the proposed route of the SouthPark Loop Trail.
 - The site is served by the number 20 CATS local bus providing service to the Charlotte Transit Center and to SouthPark Mall.
 - The petition would facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10-Minute Neighborhoods

Motion/Second: Shaw / Sealey
 Yeas: Shaw, Sealey, Neeley, McDonald, Winiker, Stuart, Blumenthal
 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*.

Commissioner McDonald commented that she was disappointed that the plan was revised to reduce the number of age restricted dwelling units.

Commissioner Shaw asked for clarification regarding the reduction in the number of age restricted dwelling units on the revised plan set. Staff clarified that the revised plan does not reduce the overall number of dwelling units but restricts the number of units that can be located on a certain portion of the site, along the north and northwestern boundaries adjacent to Hazelton Drive and Fairheath Road in order to reduce the potential impact to neighboring single-family residential areas.

There was no further discussion of this petition.

PLANNER

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