



Zoning Committee

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)

LOCATION

Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

Approximately 3.0 acres located along the south side of Mt Holly-Huntersville Road, on the west and east side of Pawley Drive, and North of Mt Holly Road.

(Council District 2 – Graham)

PETITIONER

Olympia & Wright Homes

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

- The *2040 Policy Map (2022)* recommends the 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 Neighborhood 2 Place Type developed as multi-family housing to the north across Mt. Holly-Huntersville Road. The site is directly abutting a multi-family attached development to the west along Mt. Holly-Huntersville Road, zoned N2-B. The proposed plan would continue the trend in densification in around the Mt. Holly Road/Mt. Holly-Huntersville Road intersection.
- According to the *Comprehensive Plan's* EGF the site is located within an access to housing gap and the petition's proposed 40 units would add to the housing supply and diversify the housing stock.
- The proposed development fronts on Mt. Holly-Huntersville Road, designated by the Charlotte Streets Map as a 4+ Lane Avenue and considered an Arterial Street by the UDO. The *Comprehensive Plan* calls for N-

2 Place Types to be located on arterial streets designed to accommodate alternative modes of transportation.

- The site is located within a ½-mile of a commercial center containing a range of uses including grocery, restaurant, and retail uses.
- The proposed plan includes a 12-foot multi-use path along the site’s frontage with Mt. Holly-Huntersville Road and the installation of a bus waiting pad. The site is along the route of the CATS number 18 local bus providing service to the Rosa Parks Community Transportation Center, forming the beginnings of a multi-modal transportation network.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Sealey / Neeley
 Yeas: Sealey, Neeley, McDonald, Shaw, Winiker, Stuart, Blumenthal
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner McDonald asked why stacked multi-family units are prohibited by the plan. Staff stated that the petitioner is requesting the N2-B district which permits stacked multi-family along with attached multi-family. The applicant would like to take advantage of some of the favorable design and layout requirements of the N2-B district but restrict the site to just attached multi-family units like you may find in the N2-A zoning district.

Chairperson Blumenthal stated that he appreciates that the petitioner has incorporated amenitized open space and an ADA-compliant bus waiting pad into their plans.

There was no further discussion of this petition.

PLANNER

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