



Zoning Committee

REQUEST

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

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

LOCATION

Approximately 2.67 acres located at the southeast intersection of Sardis Road and Timber Lane, east of Providence Road. (Council District 6 - Bokhari)

PETITIONER

Veer Homes, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-1 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 west and to the north across Sardis Road. The site is directly abutting a multi-family attached development. The proposed plan would continue the trend in densification along the Sardis Road Corridor. Additionally, this site, combined with the adjacent N-2 Place Types, meets the minimum area requirements for establishing a new N-2 Place Type.
- According to the *Comprehensive Plan's* EGF the site is located within an access to housing gap and the petition's proposed 31 units would add to the housing supply and diversify the housing stock.
- The proposed development fronts on Sardis Road, designated by the Charlotte Streets Map as a 4+ Lane Boulevard 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 proposed plan

includes a 12-foot multi-use path along the site’s frontage with Sardis Road.

- The site is located within a ½-mile of an area designated as a Community Activity Center by the *2040 Policy Map*. The proposed site plan proposes a crosswalk spanning Sardis Road that would allow direct access to daily good and services found in the Community Activity Center.
- The site is along the route of the CATS 62X express bus and within a short walk of the 61X express bus and the number 14 and 28 local buses providing service between the Charlotte Transit Center and the Arboretum, Waverly, and Stonecrest shopping centers and the Eastland and SouthPark Community Transportation Centers.
- 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*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

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

ZONING COMMITTEE DISCUSSION

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

Commissioner Winiker stated that he is happy that the Zoning Committee deferred the petition to allow additional time to work on outstanding issues, and sequentially, staff can now recommend approval of the petition. He added that with an activity center located across the street, this is a good location for additional density.

Commissioner Winiker commented that he feels the primary concern is a fear of cars and traffic which he understands. He expressed concern over the crosswalk spanning Sardis Road and hopes the community can work with CDOT to install traffic calming measures.

Commissioner Russell asked about the median in Sardis Road. CDOT staff stated that the median is to prevent left turns in and out of the site. He then asked if there would be any impediment to movement at Sardis and Timber Lane. CDOT staff responded that it would remain a full movement unsignalized intersection.

Commissioner Shaw asked if the proposed crosswalk would be signalized. CDOT staff answered that it would not be signalized at this time. Commissioner Shaw asked what the factors for installing a crosswalk would be. CDOT staff responded that the main factor is distance to other crosswalks. CDOT intends to minimize the distance needed to walk to a crossing and encourage safe street crossings for pedestrians.

There was no further discussion of this petition.

MINORITY OPINION

Although the density proposed, as well as the plan, generally seem appropriate, there are unresolved concerns regarding traffic mitigation and pedestrian safety measures at the intersection of Sardis Road and Timber Lane. The feasibility of the pedestrian crossing and median proposed being successful is unknown at this point. As a result, a deferral would be preferred until these concerns are adequately addressed.

PLANNER

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