

Zoning Committee Recommendation

Rezoning Petition 2025-107

January 6, 2026

REQUEST

Current Zoning: N1-A (Neighborhood 1-A), RE-3 (Research-3)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 9.72 acres located along the southeast side of
Mallard Creek Road, north of Morris Estate Drive, and west of
Faron Way.
(Council District 4 - Johnson)

PETITIONER

Morris Holdings, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of
this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** 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 1 Place Type for this site.

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:

- While the site is designated as a Neighborhood 1 Place Type by the *2040 Policy Map*, this petition is consistent with the growing Neighborhood 2 development along Mallard Creek Road and would be well served by the Neighborhood Center to the southwest along Derita Avenue and the commercial node to the northeast along W. T. Harris Boulevard, containing goods and services for residents.
- The petition establishes a vehicular and pedestrian connection to Hyrule Drive to support local connectivity and access.
- The petition meets preferred variables for changing to a Neighborhood 2 Place Type given its adjacency to the Neighborhood 1 and 2 Place Types, its location within 1/2 mile of major transportation corridor, its acreage, and its frontage along an arterial street.
- The petition proposes to add to the number of housing units in the area, potentially increasing the variety of

housing options available.

- The site is served by public transit via CATS Route 22, which provides local bus service between the JW Clay Park and Ride at the LYNX Blue Line and the Charlotte Transportation Center (CTC).
- 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: Gaston / Stuart

Yea: Welton, Caprioli, Gaston, Millen, Shaw, Stuart

Nays: None

Absent: McDonald

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Stuart asked whether the multi-use path would replace the existing sidewalk. Staff clarified that the curb along Mallard Creek Road will remain in its current location, and the new 12-foot multi-use path will replace the existing sidewalk.

There was no further discussion of this petition.

PLANNER

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