



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2018-092

December 3, 2019

REQUEST

Current Zoning: R-MH (manufactured housing), B-2 (general business), and I-1(CD) (light industrial, conditional)
Proposed Zoning: UR-3(CD) (urban residential, conditional)

LOCATION

Approximately 14.47 acres located on the west side of Old Statesville Road, south of West W.T. Harris Boulevard.
(Council District 2 - Graham)

PETITIONER

Contravest Development Partners, 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:

This petition is found to be **inconsistent** with the *Northeast District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/industrial land uses on a portion of the site and light industrial uses on the remainder of the site.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- While the proposed development is inconsistent with the office/industrial and light industrial land uses recommended for this site, it would provide a reasonable transition between existing single family uses, and possible industrial uses that could develop at the intersection of WT Harris Boulevard and Old Statesville Road.
- The proposed use would be compatible and complimentary to an approved mixed-use project directly across Old Statesville Road.
- The project will provide adequate open space amenities for residents.
- The project will contribute funds to the NCDOT quad-left project including funds for sidewalks and planting strips held in escrow until 2028.
- The petitioner will provide a temporary access point to remain until NCDOT's construction of the Quad Left Road (STIP U-5772) is complete, at which time the property will be provided with a permanent second access point via a public street connection to the Quad Left Road.

The approval of this petition will revise the adopted future land use as specified in the *Northeast District Plan*, from the current light industrial and office/industrial land uses, to residential land use up to 22 dwelling units per acre for the site.

Motion/Second: Wiggins / Nwasike

Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition, noting all outstanding issues were addressed except a request from CATS for a bus waiting pad. A Commissioner asked if the rezoning would update the area plan and staff responded that it would update the plan to reflect residential. Another Commissioner noted that the requested density is not consistent with the *General Development Policies* and staff responded the lower score may be attributed to the absence of more commercial development. Staff noted the mix of uses in the general area, indicating residential is an appropriate use given the adjacent existing neighborhood.

There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782