



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: MX-2 (mixed use)

LOCATION

Approximately 182.71 acres located along the south side of the Interstate 485 South interchange, east of John Adams Road, and north of North Tryon Street.
(Council District 4 - Johnson)

PETITIONER

Tribute Companies, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-3 to recommend DENIAL of this petition and adopt the consistency statement as follows:

To Deny:

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 location.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- The petition doesn't provide safe and equitable mobility for all travelers with an integrated system of transit, bikeways, shared-use paths to support a sustainable, connected network that connects to jobs, housing, amenities, goods, and services.
- The isolated proximity of the project inhibits building a connected city with shorter trips.

Motion/Second: Lansdell / Winiker

Yeas: Lansdell, Russell, Welton, Winiker

Nays: Neely, Sealey, Whilden

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 Neely asked if they were seeking 5-year vested rights. Staff responded that due to the large acreage and phasing of the project, the petitioner was asking for 5-year vested rights.

Commissioner Russell asked who is responsible for building and maintaining the trail system. Staff responded that if the developer isn't dedicating an easement to Mecklenburg County, then the developer is responsible for building and maintaining the trail. Commissioner Russell asked who would build the bus stop located on the interior of the site. Commissioner Welton responded that he had spoken to the developer and stated that it is a placeholder since there is not a bus route there yet.

Commissioner Winiker asked when the dedication of the park land would occur. Staff responded it would occur at 1st certificate of occupancy.

Commissioner Russell asked for clarification about the note that states a minimum of 3.5 acres within Areas A through G shall be designated for development of affordable housing. If it is a total of 3.5 acres or 3.5 acres in each area. Staff responded that it was in total.

Commissioner Lansdell expressed concerns over the placement of the school with regards to ingress and egress and would like to see larger sidewalks and planting strips rather than just the minimum requirements.

Commissioner Welton asked if the property was partially in the ETJ and if the petitioner was seeking a voluntary annexation. Staff responded that part of the property was in the ETJ and the petitioner is seeking annexation, but will have to go through the process.

There was no further discussion of this petition.

MINORITY OPINION

Commissioners Neely, Sealey, Whilden stated that a variety of housing types including affordable housing was important and needed in this area.

PLANNER

Michael Russell (704) 353-0225