



## Zoning Committee Recommendation

Rezoning Petition 2022-006

October 4, 2022

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### REQUEST

Current Zoning: R-3 (single family residential), BP (business park)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

### LOCATION

Approximately 18.88 acres located on the south side of Interstate 485 and west side of Interstate 77, east of Northlake Centre Parkway.  
(Outside City Limits) Adjacent to City Council District Johnson, County Commissioner Powell.

### PETITIONER

DHIC, LLC

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### 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 **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Regional Activity Center Place Type.

Therefore, 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 *2040 Policy Map* recommends the Regional Activity Center Place Type for this site, which is primarily envisioned as large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.
- While this petition alone does not provide the mix of uses typically envisioned within the Regional Activity Center place type, when looked at holistically with the surrounding existing and planned development, it helps support some of the Comprehensive Plan goals and vision.
- This petition, within its context, could help to support the Comprehensive Plan goal of 10- Minute Neighborhoods – that all Charlotte households should have access to essential amenities, goods, and services

within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040.

- This proposed UR-2 zoning is consistent and compatible with several of the adjacent parcels current zoning.
- The petition is consistent with the Regional Activity Center recommendation for building type and form.
- The surrounding sites and context provide a mix of residential and nonresidential uses and provide several amenities to the future residents.
- The petition commits to enhancing the pedestrian environment within the site, through site design elements which include 8-foot sidewalk and 8-foot planting strips on the internal public and private network streets.
- This petition will provide increased housing opportunities within the Northlake area.
- The petition could facilitate the following goals of the 2040 Comprehensive Plan:
  - 1: 10 Minute Neighborhoods
  - Goal 5: Safe & Equitable Mobility
  - Goal 6: Healthy, Safe & Active Communities.

Motion/Second: Welton / Barbee

Yeas: Barbee, Gaston, Gussman, Harvey, Russell, Welton

Nays: None

Absent: Rhodes

Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

There was no further discussion of this petition.

## **PLANNER**

Michael Russell (704) 353-0225