



Zoning Committee

REQUEST

Current Zoning: CC (commercial center, conditional)

Proposed Zoning: CG (general commercial)

LOCATION

Approximately 3.02 acres located at the northwest intersection of West W. T. Harris and Davis Lake Parkway, south of David Cox Road (Council District 2 - Graham)

PETITIONER

Asana Partners LP

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** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Commercial 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 petition is consistent with the recommended *2040 Policy Map* Place Type of Commercial. The CG zoning district permits a variety of uses that are in keeping with the character of the area, which is generally auto-oriented but also provides standards that are accommodating of other travel modes.
- The site is walkable to nearby neighborhoods as well as directly adjacent to daily needs. The site could increase the amenities, goods, and services offered at the existing shopping center.
- The Commercial Place Type calls for standalone nonresidential uses located along high-volume arterial streets.
- The site is located at the intersection of a road designated by the Charlotte Streets Map as a Collector Street, and a 6+ Lane Parkway which is considered an arterial street and is intended to serve high volumes of traffic at relatively high speeds while limiting direct access to adjacent land uses.

- The site is adjacent to the future Davis Lake Parkway Urban trail that is proposed to feed into the existing Mallard Creek Greenway.
- The site is located along the route of the CATS number 21 local bus providing transit access to the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Lansdell / Sealey
 Yeas: Lansdell, Sealey, Neeley, Whilden, Russell, and Welton.
 Nays: None
 Absent: Winiker
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairman Welton asked about the walkability of the site, as staff has stated, as the site is located on West WT Harris Blvd. Staff stated that sidewalks would be required along the street frontages and it is adjacent to many residential developments and an existing shopping center which provide access to daily needs.

Commissioner Lansdell stated that the Zoning Committee has seen many petitions that are more isolated from a walkability perspective than this petition and that a development on this site could be a small step in providing a framework to improve the walkability issues.

There was no further discussion of this petition.

PLANNER

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