



Zoning Committee Recommendation

Rezoning Petition 2023-101

January 4, 2024

REQUEST

Current Zoning: O-1(CD) (office, conditional)

Proposed Zoning: N2-B (neighborhood 2-B)

LOCATION

Approximately 1.704 acres located along northeast side of Baucom Road, the northwest side of Wisdom Lane, north of Mallard Creek Road.
(Council District 2 - Graham)

PETITIONER

3100 Baucom Rd, 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:

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 Neighborhood 2 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:

- This petition is appropriate and compatible as the site is within an area designated by the 2040 Policy Map for the Neighborhood 2 Place Type.
- The site is in an area with a range of uses, within a 10-minute walk of employment opportunities, grocery store, medical, institutional, a variety of retail uses. The proposed zoning would help to increase the housing availability in the area.
- The site has access to two major thoroughfares.
- The site is located along the route of the CATS number 22 local bus providing service to Uptown and the JW Clay Park and Ride, adjacent to UNC Charlotte with transfers to the Lynx Blue Line. And within a 10-minute walk of the CATS number 50 and 54, local buses providing transit access to Concord Mills, University City, and the Wells Fargo Campus.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

- 1: 10 Minute Neighborhoods
- 2: Neighborhood Diversity & Inclusion

Motion/Second: Whilden / Russell

Yeas: Whilden, Russell, Neeley, Sealey, Winiker,
Lansdell, Welton

Nays: None

Absent: None

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

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