



## Zoning Committee Recommendation

Rezoning Petition 2024-106

April 1, 2025

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### REQUEST

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

### LOCATION

Approximately 5.83 acres located along the north side of Rocky River Road, west of Pickering Drive, south of Back Creek Drive. (Council District 4 - Johnson)

### PETITIONER

Drakeford Communities

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### 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 **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.

However, 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 site is adjacent to several recently developed multi-family attached products along Rocky River Road designated as the Neighborhood 2 Place Type.
- The site is within a half mile of goods and services to the east with an assemblage of Neighborhood Center properties at the intersection of Rocky River Road and WT Harris Boulevard.
- The subject property is within a housing gap according to the Equitable Growth Framework. This petition proposes up to 65 dwelling units.
- The petition includes a connection to the future Back Creek Greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods

- 2: Neighborhood Diversity & Inclusion
- 4: Trail & Transit Oriented Development

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Winiker / Sealey

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

Nays: None

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 McDonald asked how the Back Creek Church HOA was involved since the petitioner commits to contribute \$25,000 to the Back Creek Church HOA for the purposes of a traffic improvement at the intersection of Rocky River Road and East W. T. Harris Boulevard and/or other neighborhood improvements in coordination with the Charlotte Department of Transportation.

Chairperson Blumenthal suggested that the HOA was within the one-mile radius notification guidelines of the petition and became engaged with the petitioner during the rezoning process.

There was no further discussion of this petition.

## **PLANNER**

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