



Zoning Committee

REQUEST

Current Zoning: CC (commercial center, conditional)

Proposed Zoning: NC (neighborhood center)

LOCATION

Approximately 0.39 acres located at the northwest intersection of South Sharon Amity Road and Randolph Road, south of Woodlark Lane. (Council District 6 - Bokhari)

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 Neighborhood 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 petition is consistent with the recommended *2040 Policy Map* Place Type of Neighborhood Center (NC). The NC zoning district permits a variety of uses that are in keeping with the character of the area which is diversifying from an auto-centric, mid-century suburban development pattern to a more mixed-use area with office, retail, restaurant, and residential development.
- The site is walkable to nearby neighborhoods as well as directly adjacent to daily needs and could increase the amenities, goods, and services offered at the existing shopping center.
- The NC zoning district will utilize UDO design standards that are more human scaled and pedestrian oriented than the existing legacy zoning on the site.
- The site is directly served by the number 28 CATS local bus and is under a ¼-mile walk from stops for the number 15 local bus and the number 62x bus providing service to the Charlotte Transportation Center, SouthPark Community Transportation Center, Eastland

Community Transportation Center, and Stonecrest Shopping Center.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods

Motion/Second: Lansdell / Neeley
 Yeas: Lansdell, Neeley, Sealey, 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*.

There was no discussion of this petition.

PLANNER

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