



Zoning Committee

REQUEST

Current Zoning: BP(CD) (Business Park, Conditional)
Proposed Zoning: OFC (Office Flex Campus)

LOCATION

Approximately 14.92 acres located south of East W.T. Harris Boulevard, east of Old Concord Road, and west of University East Drive.
(Council District 4 - Johnson)

PETITIONER

Union Church

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 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* recommends the Manufacturing and Logistics 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:

- While the petition is inconsistent with the recommended *2040 Policy Map* Place Type of Manufacturing & Logistics, the site and surrounding properties are developed as office and campus uses. The proposed OFC (Office Flex Campus) zoning district is compatible with many of the existing uses in the business park.
- In accordance with the Unified Development Ordinance (UDO), the conventional Business Park (BP) zoning district was translated to the Office Flex Campus (OFC) district. However, this property is currently zoned BP(CD), a conditional district, and therefore did not automatically translate under the UDO.
- The OFC zoning district permits a variety of uses that are in line with keeping the character of the **area**, which is primarily developed with office, medical clinics and supportive uses.
- The petition proposes changing the site to the Campus Place Type, which is generally considered a more

appropriate transition to adjacent Neighborhood Place Types than Manufacturing & Logistics which is often incompatible with residential uses. Additionally, policy encourages reducing the condition of Manufacturing & Logistics uses adjacent to residential sites.

- The site is in the adopted UNC Charlotte micro transit zone.
- The site is served by CATS bus route 29.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods may be facilitated by allowing for a potential concentration of goods and services within a 10-minute walkshed of the proposed site.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Campus Place Type for the site.

Motion/Second: Gaston / Shaw
 Yeas: Welton, Caprioli, Gaston, McDonald, Millen, Shaw, Stuart
 Nays: None
 Absent: Stuart
 Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225