



Zoning Committee Recommendation

Rezoning Petition 2025-022

May 6, 2025

REQUEST

Current Zoning: R-20MF(CD) (Multi-Family Residential, Conditional)

LOCATION

Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

Approximately 5.80 acres located east of EW.T. Harris Boulevard, north of Harris Park Boulevard, and south of Delta Landing Road.

PETITIONER

Bill Scantland

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** 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 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:

- The petition site is currently part of a conditional zoning, entitling the site to a multi-family stacked development.
- The petition is consistent with the *2040 Policy Map* and would allow for a development pattern consistent with the surrounding community.
- The site is well-connected to public-transit, with CATS bus stops nearby, providing access to other parts of the city without needing a car. The access to public-transit is consistent with the character of the Neighborhood 2 Place Type.
- The petition will reserve all units for households earning at or below 60% of the area median income for a period of 30 years.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 3: Housing Access for All
 - 6: Healthy, Safe & Active Communities

Motion/Second: McDonald / Shaw
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 consistent with the *2040 Policy Map*.

Chairperson Blumenthal asked about the connectivity to the undeveloped parcel to along the southern and western boundaries. Staff explained that the adjacent property is owned by Mecklenburg County Park & Recreation and their intent is to create a park on that site.

Commissioner McDonald asked if the site would provide connectivity to the 12-foot shared-use path along East W.T. Harris Boulevard. Staff explained the pedestrian infrastructure required as part of this petition.

There was no further discussion of this petition.

PLANNER

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