



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-141

September 3, 2025

REQUEST

Current Zoning: IC-1 (Institutional Campus-1), CG (General Commercial), N1-A (Neighborhood 1-A)

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

LOCATION

Approximately 107.31 acres located northwest of North Tryon Street, southeast of I-85, and south of West Mallard Creek Church Road.

(Council District 4 - Johnson)

PETITIONER

NVR, Inc.

**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** 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 is appropriate and compatible with the surrounding land uses as the site is designated a Neighborhood 2 Place Type by the *2040 Policy Map* and is adjacent to several multi-family projects to the north and south of the site.
- The site is adjacent to Neighborhood Center, Community Activity Center, and Campus Place Types allowing for potential access to goods and services.
- Petitioner proposes to convey a minimum 5.3-acre portion of the site as a proposed public park to Mecklenburg County for a future public park.
- The site is located within a ½ mile of the JW Clay Boulevard Station on the LYNX Blue Line.

- The site is adjacent to the Mallard Creek and Barton Creek greenways with 2 public access trails provided by the petitioner.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 7: Integrated Natural & Built Environments.

Motion/Second: McDonald / Millen

Yeas: Welton, Caprioli, McDonald, Millen, Shaw,
Stuart

Nays: None

Absent: Gaston

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

Michael Russell (704) 353-0225