



Zoning Committee

REQUEST

Current Zoning: B-D (distributive business)
Proposed Zoning: B-2 (general business)

LOCATION

Approximately 1.45 acres located at the intersection of E. Independence Boulevard and Crownpoint Executive Drive.
(Council District 6 - Bokhari)

PETITIONER

Land Growth, LLC

**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:

This petition is found to be **inconsistent** with the *Independence Boulevard Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit oriented development – employment.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The area plan recommends TOD development based on the former proposed alignment for the Lynx Silver Line. The transit alignment was revised and is now proposed for the Monroe Road corridor for this section of the transit line.
- The area plan recommends retail, office and industrial/ warehouse/ distribution uses along the Independence Boulevard corridor outside of TOD areas.
- The site is located along a major highway and commercial corridor. The proposed zoning would allow uses consistent with the existing uses and zoning in this area along Independence Boulevard.

The approval of this petition will revise the adopted future land use as specified by the *Independence Blvd Area Plan*, from transit oriented development – employment use to retail use for the site.

Motion/Second: McClung / Nwasike

Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan, but staff found the proposal reasonable and compatible with surrounding zoning and uses.

Staff was asked to clarify the adopted land use. Staff explained that the Silver Line alignment had been shifted off the section of Independence and moved to the Monroe Road corridor since the plan was adopted. Because the land use has not been updated, staff looked at the surrounding zoning and land use in Charlotte and Matthews and found the proposed district to be compatible.

There was a question about how land use plans are changed when changes are made to transit lines. Staff explained that there is a study underway for the Silver Line that will inform the comprehensive plan and then going forward the comprehensive plan should be updated approximately every 5 years.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311