



Zoning Committee

REQUEST

Current Zoning: INST(CD) (institutional, conditional) and N1-A (neighborhood 1-A)
Proposed Zoning: NC(CD) (neighborhood center, conditional)

LOCATION

Approximately 4.62 acres located at the northeast intersection of Harwood Lane and Mt. Holly-Huntersville Road, west of Country Lane.

(Council District 2 - Graham)

PETITIONER

iClub Investments, LLC

**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 Neighborhood 1 place type for the site.

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:

- This petition is appropriate and compatible as the proposed childcare center, medical office, and retail space would provide convenient access to daily needs in an area that has been identified as an Access to Amenities Gap by the *2040 Comprehensive Plan*.
- The proposed development fronts on Mt. Holly-Huntersville Road, designated by the *Charlotte Streets Map* as a 4+ Lane Avenue and considered an Arterial Street by the UDO and Harwood Lane designated as a collector street.
- The plan commits to providing a 12-foot multi-use path along Mt. Holly-Huntersville Road and an 8-foot sidewalk along Harwood Lane and the site has convenient access to the CATS number 18 local bus, providing Access to the Rosa Parks Community Transportation Center,

forming the beginnings of a multi-modal transportation network.

- The site is located adjacent to a fire station and many residential developments which contributes to the establishment of a Neighborhood Center at this intersection.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10-Minute Neighborhoods

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Neighborhood Center place type for the site.

Motion/Second: Neeley / Sealey
 Yeas: Neeley, Sealey, Lansdell, Russell, Whilden, and Welton.
 Nays: None
 Absent: Winiker
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairman Welton asked about the current zoning INST(CD) zoning district and whether or not the uses proposed with that plan would be permitted under the NC zoning district. Staff stated that the current INST(CD) zoning was approved for the development of a daycare facility which that plan showed at the front of the site. The proposed NC(CD) plan proposes to place the daycare facility at the rear of the site.

Chairman Welton asked if there were any outstanding issues. Staff stated that all outstanding issues have been addressed.

There was no further discussion of this petition.

PLANNER

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