



Zoning Committee Recommendation

Rezoning Petition 2023-011

October 31, 2023

REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: R-8(CD) (residential, conditional)

LOCATION

Approximately 24.96 acres located on the south side of Allen Road East and east side of Citadel Place, west of Allen Road South.
(Council District 1 - Anderson)

PETITIONER

Brian Foushee

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 1 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 offers an appropriate transition from denser residential development to the south and lower density neighborhoods to the north.
- The petition would add to the availability and variety of housing in the area.
- The petition proposes streetscape improvements including an 8-foot planting strip and 6-foot sidewalk along its frontage on Citadel Place as well as on all internal streets.
- This petition additionally proposes to dedicate a minimum of 0.80 acres to Mecklenburg County for a future neighborhood park, trail, or greenway.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

7: Integrated Natural & Built Environments.

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

**ZONING COMMITTEE
DISCUSSION**

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

Commissioner Lansdell asked if there would be pedestrian improvements at the Churchill Drive and Citadel Place intersection. Staff responded that the petitioner would make improvements to their site on the Citadel Place side.

Commissioner Welton noted that the petitioner had emailed a wetlands clarification letter to the committee.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225