



Zoning Committee Recommendation

Rezoning Petition 2024-137

April 1, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 13.29 acres located along the west side of Johnston Oehler Road, north of Mallard Creek Road, and east of Prosperity Church Road.
(Council District 4 - Johnson)

PETITIONER

Wilkes Asset Management

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 **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* (2022) recommends the Neighborhood 1 Place Type.

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:

- The proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The site is a thoughtful transition between the existing single family neighborhood across Johnston Oehler Road to Mallard Creek Park and Parkside Elementary School. Johnston Oehler Road is an appropriate buffer separating the single-family neighborhood from the site.
- The site is adjacent to Mallard Creek Park, its Recreation Center, and schools with existing sidewalk, planting strip, and bike infrastructure accessible to future residents.
- The site is within a ½ mile of a future Mecklenburg County greenway.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Neeley / 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 inconsistent with the *2040 Policy Map*.

Commissioner Shaw asked what the commitment to rental units would be. Commissioner Sealey stated that no more than 20% of the units may be for rent at any time.

Several commissioners made statements in support of the petition.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225