



Zoning Committee

REQUEST

Current Zoning: BP(CD) (Business Park, Conditional)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

LOCATION

Approximately 15.16 acres located north of Shopton Road, east of Stonecliff Road, and west of I-485.
(Council District 3 - Mayo)

PETITIONER

AREG US OPP IV SHOPTON RD HOLDCO 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:

To Approve:

This petition is found to be **consistent** with the goals and policies of the *West Outer Community Area Plan* based on the information from the staff analysis and the public hearing and because:

- The petition may facilitate the following priority goals of the area plan:
 - 1: 10 Minute Neighborhoods may be facilitated by adding housing within a 10-minute walk, bike, or transit trip to a Community Activity Center which provides access to essential amenities, goods, and services.
 - 2: Neighborhood Diversity & Inclusion may be facilitated by the diversity of housing types by allowing for multi-family stacked housing unit types in an area that is mostly single-family residential.
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Commercial Place Type on a portion of the site but meets Minor Map Amendment Criteria for a change to 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 site is currently governed by conditional rezoning RZP-2001-030, which entitles the property to business office park uses. It was never developed. Since that time, the Steele Creek area has experienced rapid

residential growth, and the opening of the Charlotte Premium Outlets has further shifted development patterns in the area to support multi-family stacked housing.

- Although a majority of the site is recommended for commercial it meets minor map criteria for a place type change to Neighborhood 2 due to its acreage, place type adjacencies, and locational context.
- A Community Activity Center is directly south of this rezoning site and is where the Charlotte Premium Outlets is located which provides access to essential amenities, goods, and services.
- The petition provides substantial transportation, pedestrian, and bicycle improvements creating a more walkable and connected development.
- The site is served by public transit via two CATS routes which provides local bus service.

The approval of this petition will revise the *2040 Policy Map* by changing the recommended place type for parcel 14117112 from the Commercial Place Type to the Neighborhood 2 Place Type.

Motion/Second: Shaw / Millen
 Yeas: Welton, Caprioli, Gaston, McDonald, Millen, Shaw, Stuart
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the with the *West Outer Community Area Plan*.

Commissioner Welton clarified that the site includes two place type designations: a large Commercial Place Type area and a much smaller Neighborhood 2 area. Staff explained that although a majority of the site is recommended for Commercial it meets minor map criteria for a place type change to Neighborhood 2 due to its acreage, place type adjacencies, and locational context.

Commissioner Gaston asked whether any of the proposed units would be designated as affordable housing. Staff responded that there are no commitments to affordable housing associated with this petition.

There was no further discussion of this petition.

PLANNER

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