



Zoning Committee

REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics 2)
Proposed Zoning: IMU (CD) (Innovation Mixed-Use, Conditional)

LOCATION

Approximately 3.44 acres located on the west side of Westpark Drive, east of Interstate 77, and south of Tyvola Road.

(Council District 3 - Brown)

PETITIONER

EPKON 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 **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 Manufacturing & Logistics 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:

- The petition would upfit an aging hotel structure to provide an additional housing option in an area that is on the fringe of a housing gap.
- The adjacent property to the north was rezoned in 2021 to allow upfit of a hotel with multi-family residential units.
- The petition is contributing to the advancement of the Mecklenburg County greenway system by dedicating an easement for future Kings Branch Greenway.
- The petition site is adjacent to Innovation Mixed-Use place type to the east.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 3: Housing Access for All

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Manufacturing & Logistics place type to Innovation Mixed-Use place type for the site.

Motion/Second: Winiker / 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 Sealey commented that the *2040 Policy Map* in this area does not seem to reflect the existing land uses. Staff replied that a 2025 update to the *2040 Policy Map* suggests a change to the Commercial place type for most properties along Westpark Drive and Tyvola Road, which would better reflect current uses.

Chairman Blumenthal asked for clarification on the anti-displacement statement. Staff replied that the hotel owner provided a statement that there are no long-term residents living in the hotel that would be displaced by the proposed conversion to multi-family residential. Staff added that they continue to work with Housing & Neighborhood Services to determine the best approach to these requests to ensure any long-term residents are not displaced. Chairman Blumenthal encouraged staff to continue to solidify a strategy around these requests.

PLANNER

Joe Mangum (704) 353-1908