



Zoning Committee Recommendation

Rezoning Petition 2022-084

May 31, 2023

REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: R-17MF(CD) (multi-family residential)

LOCATION

Approximately 20.85 acres located along the south side of Ridge Road and north side of the Interstate 485 interchange.
(Outside City Limits)

Adjacent to City Council District 4-Renee Johnson

County Commissioner 1-Elaine Powell

PETITIONER

Mission Properties

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-2 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 for this site.

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 proposed plan would add to the variety of housing options in the area.
- The proposed building forms of triplexes and quadraplexes are consistent with the Neighborhood 1 Place Type.
- The petition proposes streetscape improvements including a 12-foot multi-use path on Ridge Road.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion.

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

Motion/Second: Gaston / Welton
Yeas: Gaston, Gussman, Harvey, Welton
Nays: Russell, Lansdell
Absent: Rhodes
Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Russell asked if the entrance to the Kings Grant (rezoning 2021-028) property to the north would align with the main entrance of this proposed site. CDOT stated the entrances do not align with that development. Commissioner Russell asked how we were preventing trucks from parking on the side of the road in that location. CDOT responded that Ridge Road is an NCDOT road and that they post no parking signs, but recognized it is an enforcement issue.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Lansdell stated that due to transportation issues and the impact on the trips per day on Ridge Road he had concerns about the design for this parcel. Commissioner Russell stated that he had concerns with the isolated location of the site, transportation, and infrastructure concerns along with conflicts with heavy trucks on a two-lane road.

PLANNER

Michael Russell (704) 353-0225