



## Zoning Committee Recommendation

Rezoning Petition 2021-115

December 1, 2021

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### REQUEST

Current Zoning: I-2 (General Industrial)  
Proposed Zoning: MUDD-O (Mixed-Use Development District – Optional)

### LOCATION

Approximately 2.58 acres located on both the north and south side of State Street at the intersection with Gesco Street.  
(Council District 2 - Graham)

### PETITIONER

Ram Realty Acquisitions V LLC

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to Choose an item. this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the adopted land use of the *Central District Plan* but **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends industrial land use for the site; and
- The petition is consistent with the *General Development Policies* for consideration of more than 17 dwelling units per acre.

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:

- While inconsistent with the adopted land use for the site, the proposed mixed use development is compatible with current development trends in the area converting older obsolete industrial buildings and redeveloping them for a mix of uses.
- The site meets the General Development Policies (GDP) criteria to be considered for an increase in density of over 17 dwellings per acre.
- The site is located less than one mile from a Lynx Gold Line transit stop, half a mile from a bus stop, and 300 feet from Stewart Creek Greenway.
- The proposed development would provide a streetscape upgrade that will enhance walkability in this developing neighborhood.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial land use to residential/retail/office for the site.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Ham

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but consistent with the *General Development Policies*.

Commissioner Chirinos inquired about the potential impact of the petition on nearby schools. Staff replied that the development could produce 49 additional students, resulting in an increase of school utilization at Bruns Avenue Elementary from 77% to 82%, at Ranson Middle from 118% to 120%, and at West Charlotte High from 96% to 97%.

Commissioner Chirinos also inquired about transit and multimodal transportation in the vicinity of the site. Staff replied that the site is within 300 feet of Stewart Creek Greenway, ½ of bus stops along Tuckasegee Road, and one mile of the Gold Line. Also, the petitioner is committing to providing 8' planting strip and 8' sidewalk along all street frontages.

Commissioner Spencer commented that he would be happy for this site to be rezoned away from the current zoning of I-2 conventional.

There was no further discussion of this petition.

## **PLANNER**

Joe Mangum (704) 353-1908