



Zoning Committee Recommendation

Rezoning Petition 2021-028

December 1, 2020

REQUEST

Current Zoning: CC, (commercial center), R-8MF(CD) (multi-family residential, conditional)
Proposed Zoning: I-1(CD) (light industrial, conditional), R-22MF(CD) (multi-family residential, conditional) with 5-year vested rights.

LOCATION

Approximately 287.71 acres located northwest of Highway 85, south of Mallard Creek Road, and east of Ridge Road.
(Outside City Limits) Adjacent City Council District: Renee Johnson

County Commissioner District: George Dunlap

PETITIONER

Childress Klein Properties

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

The proposed Warehouse/Distribution use on the southern part of this petition is inconsistent with the *Northeast Area Plan* (2000) recommendation of Single Family/Multi-Family Institutional/Office/ Retail.

The proposed residential use up to 13.3 dwelling units per acre (DUA) in the northern part of this position, bordering Cabarrus County, is consistent with the area plan's recommendation of Single Family/Multi-Family/Institutional/Office/Retail use up to 12+ dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family/multi-family/institutional/office/retail at 12+ dwelling units per acre and greenway uses.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- This petition proposes up to 2.75 million square feet of gross floor area for warehouse/distribution and other permitted uses allowed in the I-1 district for 274.33 acres at the southern portion of the site, and up to 488 multi-family dwelling units covering 36.67 acres on the northern part which borders Concord/Cabarrus County of the site.

- The residential area will have 13.3 DUA, which is consistent with the area plan's land use recommendation of Single Family/Multi-Family/Institutional/Office/Retail at 12+ DUA.
- The residential area fulfills the area plan's goal of providing a mix of housing types and densities in this area. The residential area will also be developed in conjunction with a residential development on an adjacent parcel in Concord/Cabarrus County. This combined development will increase connectivity in this site and provide pedestrian and car access to the commercial and retail areas north of this site and located in Concord/Cabarrus County.
- While the uses proposed in the warehouse/distribution are not consistent with the area plan, they are consistent with the area plan's goal of establishing a mix of employment, civic, and retail uses in this area.
- The uses proposed in the warehouse/distribution area will establish a job center in this area of Charlotte, and the residential use proposed on the northern portion of the site will provide potential opportunity for employees to live in proximity to jobs.
- The petition's proximity to I-485 provide direct access to transportation infrastructure desired by warehouse/distribution uses.
- This petition commits to establishing a 100-foot Class A buffer in Development Area 1 along the site's western boundary and a 100-foot Class C buffer between the residential and warehouse/distribution area, as depicted on the rezoning plan.
- The petition commits to establishing a trail network linking the residential area to the warehouse/distribution area and to a 12-foot multi-use path to be established along Public Street A, which will cross through the site.
- The petition commits to establishing an 8-foot planting strip and 8-foot sidewalk on both sides of Public Road B, which connects the residential area to the warehouse/distribution area.
- The proposed site plan includes 2 site access points on Ridge Road, 1 access point on Kings Grant Drive, and 1 access point on Quay Drive, as well as the establishment of 3 public roads. These multiple access points ensure general connectivity throughout the site and will increase connectivity and access to other amenities in this area.

The approval of this petition will revise the adopted future land use for the warehouse/distribution portion of this site as specified by the Northeast Area Plan from Single Family/Multi-Family/Institutional/Office/Retail to Industrial for the site.

Motion/Second: Blumenthal / Welton

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.

Commissioner Chirinos asked if the Parks & Recreation request of 23.75 acres needed to be contiguous acres. Bert Lynn from Parks & Recreation stated the acreage did not have to be contiguous.

Staff noted the petitioner and Parks & Recreation plan to continue discussions about the requested park land dedication.

There was no further discussion of this petition.

PLANNER

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