



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-148

January 4, 2022

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-4 (single family residential)

LOCATION

Approximately 114.46 acres located on the east side of Harris Houston Road, north of University City Boulevard, and south of North Tryon Street.

(Council District 4 - Johnson)

PETITIONER

K Sade Ventures, 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:

This petition is found to be **consistent** and **inconsistent** with the *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to four dwelling units per acre and single family/multi-family/office uses up to 8 dwelling units per acre; and
- The plan recommends greenway uses on a portion of 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:

- This rezoning would allow for a slight increase in density in the area while still being contextually appropriate for the adjacent single family uses zoned R-3.
- The rezoning request is consistent with the single family land use recommendation for this area.
- The site is located approximately one mile from amenities along University City Boulevard.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan* (1996) from greenway uses for a portion of this site to single family residential uses.

Motion/Second: Rhodes / Blumenthal

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

Nays: None

Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

Commissioner Spencer asked whether there is existing greenway space on the site that would be rezoned if approved. Staff responded that there is no existing greenway space.

Commissioner Chirinos inquired about comments submitted from Mecklenburg County Parks and Recreation. Chairperson Samuel asked staff if the petitioner was aware of comments submitted by Mecklenburg County Parks and Recreation and whether the petitioner has been in conversations about reservation of future greenway space on the site.

Staff explained that because this is a conventional petition, the petitioner would not be able to commit to reserving space for future greenway use. However, that is something that can be discussed during the permitting phase of the project if the rezoning is approved.

The Zoning Committee voted unanimously to suspend the rules and allow the petitioner's agent to respond to the question of whether the petitioner was aware of comments submitted by Mecklenburg County Parks and Recreation and if there have been subsequent conversations between the department and the petitioner. The petitioner's agent, Ty Shaffer, responded that they were aware of the comments and although they cannot make commitments to greenway space reservation in a conventional petition, the petitioner will pursue dialogue with Mecklenburg County Parks and Recreation during the permitting phase to discuss possible greenway space on the site.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-190