



Zoning Committee Recommendation

Rezoning Petition 2021-202

April 5, 2022

REQUEST

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 0.47 acres located at the northeast intersection of Wilora Lake Road and Hollyfield Drive, east of Central Avenue.
(Council District 5 - Newton)

PETITIONER

Trade Street Townhomes LLC

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:

To Approve:

This petition is found to be **inconsistent** with the *Eastland Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office uses 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:

- Increased residential density at this location is contextually appropriate considering the location's proximity to the proposed Eastland Mall redevelopment, the school, and the abutting multifamily development.
- The petition furthers the Eastland Area Plan's goal of "supporting strong neighborhoods" by providing additional housing options but maintaining the general character of the surrounding residential areas.
- The area plan states that this area "will not be successful without careful attention to design elements" such as vehicular and pedestrian connections. This proposal commits to improving the pedestrian experience along Wilora Lake Road and Hollyfield Drive.

The approval of this petition will revise the adopted future land use as specified by the *Eastland Area Plan*, from office uses to residential uses up to 22 DUA for the site.

Motion/Second: Ham / Chirinos
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel,
and Welton
Nays: None
Absent: Spencer
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that the remaining outstanding issue pertained to a request to provide a plant schedule for the proposed water quality area. Staff noted that while the petition is inconsistent with the adopted area plan, the proposal is consistent with the existing surrounding zoning and land uses.

Commissioner Hamm asked if the outstanding issue is a dealbreaker. Staff responded that it is not and that it is a typical request when stormwater quality areas are in the front of a parcel and/or visible from a public street.

Commissioner Samuel cited projects on Mallard Creek and Governor Hunt and asked if consideration was given to locating an entrance on District Drive. Staff responded considerations were given to the sight distance, topography, and being on a curve. CDOT staff indicated an all-way stop is proposed on Hollyfield and Wilora Lake.

Commissioner Samuel inquired about sewer capacity concerns expressed at the public hearing, and staff responded that the petitioner/developer will need to coordinate with Charlotte Water to extend service at their expense.

There was no further discussion of this petition.

PLANNER

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