



Zoning Committee Recommendation

Rezoning Petition 2021-270

July 5, 2022

REQUEST

Current Zoning: R-3 (single family residential, up to three units per acre)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 4.09 acres located on the north side of Rocky River Road, west of East W.T. Harris Boulevard, and east of Old Concord Road.

(Council District 1 - Egleston)

PETITIONER

The Drakeford Company

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *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.

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:

- The petition is consistent with the Charlotte Future 2040 Comprehensive Plan Goals #1: 10-Minute Neighborhood, #5: Safe & Equitable Mobility, #6: Healthy, Safe & Active Communities, and #9: Retain Our Identity & Charm.
- The site is currently developed as a single family residence.
- The rezoning site directly abuts Place Types N1, Neighborhood Center, and Manufacturing and Logistics.
- This is an appropriate area of transition from N1 to Neighborhood Center.
- The proposal for residential development is in character with existing residential uses in the area.
- The proposed townhome community furthers the goal to strive for all neighborhoods to have a diversity of housing options.

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.

Motion/Second: Gaston / Russell

Yeas: Barbee, Gaston, Gussman, Harvey, Russell and

Nays: None

Absent: Samuel, Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

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

Staff presented the request, describing proposed architectural standards and design elements, buffering, amenitized open space, and water quality location. Staff identified changes since hearing including ADA curb ramps, enhanced BMP plantings in coordination with Storm Water staff, and relocation of the existing storm drainage infrastructure to a location to be determined during permitting. Staff called out an existing 100-foot buffer affiliated with the existing Duke facility directly north and noting the additional protection for the proposed project. Commissioner Russell asked why the road did not connect to the existing drive, and CDOT staff responded that is a private drive owned by Duke Energy.

There was no further discussion of this petition. Staff noted the petition is inconsistent with the *2040 Policy Map*.

PLANNER

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