



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-266

August 2, 2022

REQUEST

Current Zoning: I-1, B-2 (light industrial, general business)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 8.13 acres located on the south side of Rozzelles Ferry Road at Yellowstone Drive.

(Council District 2 - Graham)

PETITIONER

Sere Ventures

**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 **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Innovation-Mixed Use place type for the site.

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:

- The proposed rezoning for attached residential dwelling units is consistent with the character description for the Innovation Mixed-Use Place Type.
- The Innovation Mixed-Use Place Type is characterized by vibrant areas of mixed-use and employment, typically in older urban areas, that include residential uses.
- There have been several recent rezonings in the vicinity of this site to allow single family attached residential.
- In the vicinity of this site are existing residential neighborhoods as well as new residential developments under construction, helping to transform the area from an older underutilized industrial corridor into a vibrant mixed-use neighborhood.
- The petition commits to improvements to Martin Luther King Jr Park including resurfacing the basketball court and refurbishing benches.

Motion/Second: Welton / Barbee
Yeas: Barbee, Gussman, Rhodes, Russell, Welton
Nays: None
Absent: Gaston, Harvey
Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton inquired about the greenway connectivity between the site and the trail as it extends beyond the site. Staff replied that the trail would connect via sidewalk to an existing section between W Trade Street and Rozzelle's Ferry Road. It also would extend to the south of the site to Martin Luther King Park.

Chairperson Gussman asked about the outstanding tree save issue. Staff replied that the current site plan showed part of the tree save area in the sewer easement, which is not allowed. However, the petitioner is ready to submit a revised plan that addresses that issue.

Chairperson Gussman inquired about the additional greenway area and potential of additional units to be developed in that area. Staff replied that the property owner is coordinating with Mecklenburg County to potentially reclaim the greenway easement area that is outside of the 100' SWIM buffer. However, the requested 95 units would be inclusive of any additional units to be developed in that area.

PLANNER

Joe Mangum (704) 353-1908