



Zoning Committee Recommendation

Rezoning Petition 2021-234

July 5, 2022

REQUEST

Current Zoning: R-3 (single family residential, up to 3 units per acre)
Proposed Zoning: R-8(CD) (single family residential, up to 8 units per acre)

LOCATION

Approximately 7.48 acres located on east side of Oneida Road, and west of Citadel Place, north of Interstate 85.
(Council District 4 - Johnson)

PETITIONER

Matt Gallagher

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 consistent with the *2040 Policy Map (2022)* on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type.

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 petition is consistent with the Charlotte Future 2040 Comprehensive Plan Goals #2: Neighborhood Diversity & Inclusion, #5: Safe & Equitable Mobility, #7: Integrated Natural & Built Environments, and #9: Retain Our Identity & Charm.
- The petition is generally consistent with the area's existing character.
- The petition offers an appropriate transition from denser residential development to the south and lower density neighborhoods to the north.
- The petition commits to enhancing the pedestrian environment through site design elements which include a 6-foot sidewalk and 8-foot planting strip along Oneida Road and Citadel Place as well as an internal pedestrian network.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current recommended use to new recommended use for the site.

Motion/Second: Barbee / Harvey

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

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

Staff described the project including a new street network with sidewalks, design standards and architectural treatments, and possible amenity areas. Staff noted a change after public hearing pertaining to possible plantings around the BMP treatment in coordination with the Storm Water team and indicated that based upon storm water concerns raised during the public hearing, Storm Water's intent to reach out to the community. Commissioner Gussman commended the added note about diesel powered equipment.

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

PLANNER

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