



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-282

August 30, 2022

---

**REQUEST**

Current Zoning: MUDD-O, mixed use development, optional  
Proposed Zoning: MUDD(CD), mixed use development,  
conditional

**LOCATION**

Approximately 7.54 acres located south of Golf Links Drive, west  
side of Midway Park Drive, north of Ardrey Kell Road.  
(Council District 7 - Driggs)

**PETITIONER**

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

- The map recommends Community Activity Center.

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 site is located in a Community Activity Center within walking and biking distance to employment, shopping and dining opportunities and transit service.
- The petition meets goals 1, 2, 5, 6 and 7 of the Charlotte Future 2040 Comprehensive Plan.
- The plan includes a mixture of housing types.
- Increases pedestrian access in the area by providing pedestrian walkways east/west and north/south through the site.

Motion/Second: Welton / Harvey

Yeas: Gaston, Gussman, Harvey, Russell, Samuel,  
Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

Commissioner Gussman noted the addition of the connectivity in the area and brought up that during the hearing comments were made about a bike lane and street parking. Mr. Kinley responded that the bike lanes reference were along Red Rust Lane and there are locations with both parking and bike lanes and just the bike lanes. But the street is not part of the development.

Jacob Carpenter with CDOT responded that no changes to those bikes lanes have been discussed with the petitioner and it would not be something CDOT would require. The community could request CDOT look at Red Rust Lane to see if any changes could be made.

Commissioner Russell asked about the north south pedestrian connection and its terminus at the driveway onto Walker Branch Ln. Mr. Carpenter responded that the petitioner proposed the driveway location and it was not something CDOT discussed eliminating or moving, the drive does meet CDOT standards. Commissioner Russell expressed concerns about potential conflicts between pedestrians and vehicles and the site plan is designed around cars.

It was clarified that the pedestrians would actually be walking on a sidewalk indicated by the dashed line and that the specialty pavement or markings were to help caution driver of pedestrian activity within the parking field. It was noted that the stamped area is not planned to be raised but the walkway would be separated with a planting strip.

Commissioner Samuel noted that parking is right at the minimum for this type of development. The addition of the angled parking along South Rea Park Lane brings the parking availability up. However, a resident in the southern part of the development is not going to want to walk two blocks around the site to parking, amenities, or shopping. She would prefer the area raised to further calm traffic, but the provision of the sidewalk through the middle of the site is a benefit to reduce walking distances.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311