



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-012

August 30, 2022

REQUEST

Current Zoning: RE-2 (research)
Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 18.45 acres located on the east side of IBM Drive, west of Interstate 85, south of West W.T. Harris Boulevard
(Council District 4 - Johnson)

PETITIONER

RangeWater Real Estate

**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 petition provides additional housing opportunities in the University Research Park area.
- The petition supports goals 1, 5 and 6 of the Charlotte Future 2040 Comprehensive Plan.
- The petition's orientation towards IBM drive and commitment to a 12-foot multi-use path and an 8-foot planting strip increases the walkability of the area.
- The Petitioner commits to conveying to Mecklenburg County for the development of a greenway the portion of 100-foot SWIM buffer associated with Doby Creek. This area will be dedicated and conveyed to Mecklenburg County prior to the issuance of the first certificate of occupancy for the Site.

Motion/Second: Gaston / Harvey

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

Nays: None
Absent: Rhodes
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Commissioner Samuel noted that the site abuts I-85 and provides a good transition of uses in the area in addition to facilitating greenways.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311