



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-22MF(CD) (multi-family residential, conditional), UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 26.65 acres located on the east side of Beard Road, north of Mallard Creek Road.
(Council District 4 - Johnson)

PETITIONER

Appaloosa Real Estate Partners

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

- The *2040 Policy Map* 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 existing multi-family uses adjacent to the site.
- The petition adds to the variety of housing options in the area.
- The petition commits to extending the street network via Odell School Road and Rickenbacker Road.
- The petition commits to enhancing the pedestrian network by building an 8-foot planting strip and 8-foot sidewalk along Beard Road and the newly built Odell School Road and Rickenbacker Road.
- The petition commits to enhanced building design features such as usable porches and/or stoops when possible.
- The petition proposes a one-acre park, to be dedicated to Mecklenburg County, which supports the Comprehensive Plan's goal of "protecting and enhancing its tree canopy and natural areas with a

variety of open space at different scales throughout the entire community”.

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 for the site.

Motion/Second: Russell / Welton

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

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Samuels asked for clarification of the site’s acreage. Staff responded the acreage is 26.65 acres.

Commissioner Gussman asked if CDOT had any information on the cumulative traffic impacts. CDOT responded that this petition did not trigger the need for a traffic study. However, there will be both right and left turn lane improvements at the driveways.

CDOT noted that Beard Road and the other collector streets are maintained by NCDOT. Commissioner Samuels noted that the extension of Odell School Road to Beard Road would provide connectivity in the area. It was noted that Reseda Place was also extended by a previous petition to create a connectivity network.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225