



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-280

August 30, 2022

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: MX-1 Innov (mixed-use district, innovative)

LOCATION

Approximately 15.30 acres located south of Johnette Drive, east of Lawrence Orr Road, and west of East W.T. Harris Boulevard.
(Council District 5 - Newton)

PETITIONER

The Drakeford Company

**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 **consistent** with the *2040 Policy Map (2022)* based 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 #1: 10-Minute Neighborhood, #2: Neighborhood Diversity & Inclusion, #5: Safe & Equitable Mobility, and #9: Retain Our Identity & Charm.
- The petition's proposal for single family units at four dwelling units per acre (DUA) is consistent with Neighborhood 1 Place Type.
- The Neighborhood 1 Place Type may consist of smaller lot single family detached developments, small townhome buildings, and small multi-family buildings.
- The petition is compatible with neighboring residential and institutional uses.

Motion/Second: Gaston / Russell

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

Nays: None

Absent: Rhodes
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition, including minor outstanding issues not expected to change the intent of the project, and noted that it is consistent with the *2040 Policy Map*. Commissioner Samuel inquired about the number of cul de sacs, and staff responded that the layout is generally as shown from the beginning. Staff further clarified that the Subdivision team made a request to not show a stub to an abutting neighborhood. Commissioner Samuel inquired about Fire Department comments and staff briefly noted the advisory comments. Commissioner Gussman asked about drainage issues raised at the public hearing, and staff reviewed comments provided by Storm Water, including detention measures and jurisdictional delineation of wetlands.

PLANNER

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