



## Zoning Committee Recommendation

Rezoning Petition 2021-267

October 4, 2022

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### REQUEST

Current Zoning: INST(CD) (institutional, conditional) and R-22MF (multi-family residential)  
Proposed Zoning: MUDD-O (mixed use development-optional)

### LOCATION

Approximately 12.46 acres located on the north side of West Boulevard, east of Donald Ross Road, and south of Wilkinson Boulevard.  
(Council District 3 - Watlington)

### PETITIONER

YMCA of Greater Charlotte

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The adopted policy map recommends the Neighborhood Center 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 Neighborhood Center Place Type recommendation for small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
- The addition of library, retail, and office uses on vacant land is compatible with neighboring residential uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity
  - 9: Retain Our Identity & Charm

Motion/Second: Barbee / Rhodes  
Yeas: Barbee, Gaston, Gussman, Harvey, Rhodes,  
Russell, Welton  
Nays: None  
Absent: None  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff presented the request to the Zoning Committee, including proposed development details and changes made since the Zoning Committee. Staff noted the request is consistent with the adopted policy map. Commissioner Welton inquired about the location of the drive thru due to concerns about potential traffic conditions, and staff clarified the language primarily pertains to the location of the lanes. Commissioner Russell asked about translation of the MUDD-O zoning district in the UDO, and staff responded it would not translate as it is a conditional rezoning district. Commissioner Harvey asked about yellow flashing arrow, and CDOT staff briefly discussed signaling improvements to enhance vehicle turns, pedestrian and bike movements. Commissioner Harvey expressed concerns about the visibility of the sight entrance on Donald Ross Road. There was no further discussion of this petition. There was no further discussion of this petition.

#### **PLANNER**

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