



Zoning Committee Recommendation

Rezoning Petition 2022-057

December 6, 2022

REQUEST

Current Zoning: R-4 (single family residential), I-1 (light industrial)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 21.50 acres located on the west side of Old Plank Road, east of Brookshire Boulevard, and west of Dale Avenue. (Council District 2 - Graham)

PETITIONER

Mattamy Homes

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 **inconsistent** 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 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:

- This petition contributes to the variety of housing options in the area.
- The petition proposes a density of +/- 5.08 dwelling units per acre, which is only a slight increase from the existing, surrounding 4 units per acre.
- This petition helps to provide a good transition between the intense industrial land uses along Brookshire Boulevard and the more residential uses across Old Plank Road.
- The petition is appropriate and compatible to the existing single-family neighborhood uses along the Old Plank Road corridor.
- The petition proposes pedestrian improvements including a 5-foot bike lane, 6-foot sidewalk and 8-foot planting strip along Old Plank Road.
- The petition proposes stub connections to the adjacent sites for future development connections.

- Commits to coordinate with Mecklenburg Parks & Recreation to dedicate and convey a future 1-acre park site.
- The petition proposes a 50-foot Class C buffer along Old Plank Road adjacent to the established single-family neighborhoods.
- The petition proposes a 100-foot class A buffer between the site and the adjacent industrial uses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Welton / Rhodes

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell, Welton

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Russell asked for clarification of the dedicated park size. Staff stated it was a 2-acre park.

Commissioner Lansdell asked if Old Plank Road was a designated truck route. CDOT confirmed that Old Plank Road was not a designated truck route.

Commissioner Lansdell stated that there are a lot of permitted facilities in the area that could affect air quality and if LUESA had any comments. Staff stated that LUESA provided a memo with no comments on surrounding facilities concerning air quality.

Commissioner Harvey asked why the overhead powerline easement was not changed or adjusted. Staff responded that the easement can be adjusted during the permitting process, but we don't have any control or authority over that in the entitlement process.

Commissioner Rhodes asked if there was a resolution to the road width on Old Plank Road. CDOT responded that the petitioner would install left-turn lanes on Old Plank Road at the proposed site access points A and B with each turn lane containing a minimum of 100-feet of full width storage and a dedication of right-of-way with an 8-foot planting strip and 6-foot sidewalk and a 5-foot bike lane along the site's frontage on Old Plank Road.

PLANNER

There was no further discussion of this petition.

Michael Russell (704) 353-0225