



## Zoning Committee Recommendation

Rezoning Petition 2022-033

January 4, 2023

---

### REQUEST

Current Zoning: R-3 (single family residential), BP (business park)  
Proposed Zoning: MX-2-INNOV (mixed use district, innovative)

### LOCATION

Approximately 48.49 acres located on the south side of  
Alexandriana Road and east side of Northlake Centre Parkway,  
north of Interstate 485.  
(Outside City Limits)

### PETITIONER

TM BTR of the Carolinas, LLC

---

### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-1 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 (2022)* recommendation for the Neighborhood 2 Place Type but **inconsistent** with the Neighborhood 1 Place Type based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 and Neighborhood 2 Place Types.

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 is compatible with the surrounding residential and activity center uses in the area.
- The petition commits to constructing a 12-foot-wide multi-use path and an 8-foot-wide planting strip on Alexandriana Road.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- The petition commits to including an amenity area with a minimum of three of the following of the following elements: covered pavilion/shelter, benches, picnic tables, leasing office, maintenance building(s), fitness facility/yoga room, gathering room, pool, butterfly garden, and/or dog park.

- The petition commits to dedicating and conveying a greenway easement to Mecklenburg County to include a minimum of the 100-foot SWIM Buffer of Dixon Branch to Mecklenburg County for future greenway.
- 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 for a portion of the site to the Neighborhood 2 Place Type for the site.

Motion/Second: Rhodes / Gaston

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

Nays: Lansdell

Absent: None

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map* (2022) recommendation for the Neighborhood 2 Place Type but inconsistent with the Neighborhood 1 Place Type.

Commissioner Lansdell wanted more information on CDOT's trip generation and CMS's school utilization methodology. They agreed to follow-up offline.

Commissioner Lansdell wanted to know what pipeline/utility was running through the parcel and what type of access and clean-out was needed for the pipeline. Staff did not know what type of pipeline/utility it was, but thought that it was a gas pipeline.

There was no further discussion of this petition.

#### **MINORITY OPINION**

Commissioner Lansdell opposed the petition until we have clarity on the pipeline easement and associated access and risks with that pipeline.

#### **PLANNER**

Michael Russell (704) 353-0225