



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-058

January 4, 2023

REQUEST

Current Zoning: MUDD-O (mixed use development, optional)
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)

LOCATION

Approximately 3.4 acres bound by the south side of Baldwin Avenue, west side of East 4th Street, and east side of East 3rd Street, north of Queens Road
(Council District 1 - Anderson)

PETITIONER

BALDWIN SRE-A LLC, HAMPSTEAD SC (SRE) LLC, and BALDWIN SRE-C, LLC

**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** with the *2040 Policy Map* (2022), but **inconsistent** in regard to height based on the information from the staff analysis and the public hearing, and because:

- The map recommends Community Activity Center place type; and
- The height entitled from the previous approval exceeds the height for Community Activity Centers.

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 carries forward all the entitlements and conditions from the previously approved rezoning and only proposes changes to the transportation improvements at the intersection of Baldwin Ave and E. 3rd St.
- The proposed transportation improvement changes have been coordinated with CDOT.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10-Minute Neighborhood
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Activity Communities

- 7: Integrated Natural & Built Environments
- 8: Diverse & Resilient Economic Opportunity.

Motion/Second: Welton / Lansdell

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 consistent with the *2040 Policy Map*.

Commissioner Gussman noted that he feels the changes to the plan are an improvement. Commissioner Lansdell noted staff and NCDOT worked together with the petitioner to come up with a solution to the concerns raised by the community for vehicles and pedestrians.

There was no further discussion of this petition.

PLANNER

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