



Zoning Committee

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**REQUEST**

Current Zoning: R-17MF(CD) (multi-family, conditional)  
Proposed Zoning: R-22MF(CD) (multi-family, conditional)

**LOCATION**

Approximately 4.2 acres located on the east side of West W.T. Harris Boulevard, north of Interstate 485, and south of Mt. Holly-Huntersville Road.  
(Council District 4 - Johnson)

**PETITIONER**

Harris and Rocky LLC

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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 2040 Policy Map recommends the Neighborhood 2 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 proposes multi-family residential uses at approximately 22 units per acre, which is consistent with the Neighborhood 2 place type.
- The petition adds to the variety of housing options in the area.
- The petition is compatible with the existing Neighborhood and the Commercial place type uses adjacent to the site.
- The petition's commitment to a 12-foot multi-use path and an eight-foot planting strip along West W.T. Harris Boulevard helps to create a more pedestrian friendly environment, which is envisioned as a characteristic of the Neighborhood 2 place type.
- The typical building height within the Neighborhood 2 place type is no more than five stories. The petition limits building height to 50 feet.
- The petition could facilitate the following 2040

*Comprehensive Plan Goals:*

- 1: 10 Minute Neighborhoods
- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities
- 7: Integrated Natural & Built Environments

Motion/Second: Gaston / 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*. Staff noted changes since the public hearing, consisting of clarifying notes about side and rear yards per ordinance; completion of transportation improvements prior to issuance of the CO; and, limiting number of buildings to two.

There was no discussion of this petition.

**PLANNER**

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