



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 48.09 acres located south of North Tryon Street, east of Trevi Village Boulevard, and north of University City Boulevard.  
(Council District 4 - Johnson)

**PETITIONER**

Tribute Companies, Inc.

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

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

- The 2040 Policy Map recommends the 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:

- The petition proposes single family attached (townhome) units at approximately 6 units per acre, which is an appropriate transition from the lower density residential uses in the south to the 380 multi-family residential development approved directly to the north.
- The site is located in area with recent development activity of similar type and density.
- The petition adds to the variety of housing options in the area.
- Neighborhood 2 places include larger scale residential uses and typically include shared community amenities, such as open spaces and recreational facilities.
- The petition commits to dedication of land to Mecklenburg County Park and Recreation for a public park.

- The petition commits to an internal network of public streets, roads stubbed for future potential connections, and pedestrian amenities & enhancements.
  - 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
    - 9: Retain Our Identity & Charm
- The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Neighborhood 1 to Neighborhood 2 for the site.

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

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition, including transportation improvements as per the traffic study. Staff noted changes since the public hearing pertaining to transportation improvements and clarification on buffers. Staff noted the request is inconsistent with the *2040 Policy Map*.

Commissioner Lansdell inquired if there are sidewalks on both sides of Public Street A, and CDOT staff responded yes. Commissioner Lansdell expressed concern about this petition, noting it would put several people out onto a super street with no prioritization of mobility. Commissioner Lansdell stated the petition has outstanding transportation issues. Commissioner Russell asked why were proposed public streets not tying into anything, and staff responded they were tying into vacant parcels for ongoing or future development per the Subdivision ordinance. Commissioner Gussman asked if there was coordination with Cabarrus County. CDOT staff responded that there is an overall master plan reflecting previous coordination.

There was no further discussion of this petition.

**MINORITY OPINION**

Commissioners Lansdell and Russell noted outstanding transportation issues associated with interaction with existing state roads.

**PLANNER**

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