



Zoning Committee

REQUEST

Current Zoning: CG (general commercial)
Proposed Zoning: N2-C (neighborhood 2-C)

LOCATION

Approximately 4.26 acres located along the east side of West Sugar Creek Road, south of The Roman Road, and north of Equipment Drive.
(Council District 4 - Johnson)

PETITIONER

Charlotte 212, 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 **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 the Commercial Place Type for this site.

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 proposes to add to the variety of housing options in the area.
- This petition has the potential to meet the goal of housing access for all as identified by the Corridors of Opportunity West Sugar Creek Playbook.
- The Corridors of Opportunity's Spring 2020 Sugar Creek/85 Design Sprint and 2022 Sugar Creek Playbook recommended reducing the number of motel rooms at the interchange of Sugar Creek and Interstate 85.
- The proposed uses align with the Comprehensive Plan goals of creating 10-minute neighborhoods and the Corridors of Opportunity Goals of encouraging walkable development that supports commercial nodes.
- The proposed site would be well served with access to amenities, goods, services, and jobs given its proximity to Commercial and Manufacturing & Logistics Place Types.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

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

Motion/Second: Winiker / Sealey
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker
 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*.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225