



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed-use development district, optional)

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

LOCATION

Approximately 27 acres located along the southeast side of Roxborough Road, the southwest side of Colony Road, and the northwest side of Sharon Road.
(Council District 6 - Bokhari)

PETITIONER

Synco Properties

**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 (2022)* recommends the Regional Activity Center 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 is a site plan amendment with the single request to increase the maximum height allowed in Development Area C of the previously approved rezoning petition 2015-131.
- The site is designated as the Regional Activity Center (RAC) Place Type by the *2040 Comprehensive Plan*. The RAC Place Type recommends mid-rise and high-rise building as the predominate building type.
- The RAC zoning district is the most applicable district for the RAC Place Type and the Unified Development Ordinance (UDO) permits buildings up to 150 feet in height by-right and up to 275 feet with bonuses. The petition has previously committed to conditions that would qualify the site for height bonuses under the UDO such as a commitment to affordable housing, open

space, and construction of the SouthPark Loop trail through the site.

- The site is surrounded by existing and entitled nonresidential and mixed-use residential developments and therefore the requested height increase would not have negative impacts on established Neighborhood 1 type residential developments.
- The site is served by the number 20 CATS local bus providing service between the Charlotte Transit Center and Quail Corners Shopping Center. The site is also located within walking distance of the SouthPark Community Transportation Center providing service to the 19, 28, 30, 57 CATS buses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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

Chairman Welton clarified that the maximum height in the RAC district was 275 feet. Staff stated that the maximum height of 275 feet was possible with bonus provisions included but the base maximum height without bonus provisions is 150 feet in the RAC district.

Chairman Welton asked if any of these height maximums would be relevant as the request is a site plan amendment. Staff stated that the UDO requirements are not relevant as the request is a site plan amendment to a legacy district under the previous Zoning Ordinance and the base maximum height in the MUDD district is 120 feet without optional provisions.

Commissioner Lansdell asked about the pedestrian improvements across Sharon Road shown on the site plan as they were not touched on in staff’s presentation. Staff stated that the site plan included in the packets included the entire previous approval, but the only amendments to that plan were to the proposed height of the buildings.

There was no further discussion of this petition.

PLANNER

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