



## Zoning Committee Recommendation

Rezoning Petition 2023-169

April 2, 2024

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### REQUEST

Current Zoning: MX-1 (mixed use district)  
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

### LOCATION

Approximately 33.95 acres located east of Bending Branch Road and west of Interstate 485, north of Albemarle Road.  
(Council District 5 - Molina)

### PETITIONER

Tim Derylak - D.R. Horton

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 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 request proposes 124 single family attached units, which will expand housing options in this area.
- The petition commits to eight-foot planting strips and eight-foot sidewalks.
- Provides a 25-foot Class B landscape yard along property lines abutting parcels with existing N1 place type and N1-A zoning.
- The petition commits to pedestrian and multi-modal improvements help to achieve this goal.
- Dedicates acreage to Mecklenburg County for park purposes.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

Motion/Second: Lansdell / Neeley  
Yeas: Welton, Lansdell, Neeley, Sealey, Whilden,  
Winiker  
Nays: None  
Absent: Russell  
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 the outstanding issue pertaining to amending a note pertaining to the CTR (comprehensive transportation review summary) should not impact the outcome of the rezoning. There was no discussion of this request.

**PLANNER**

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