Charlotte-Mecklenburg Planning Commission

ZC

Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2018-090

October 30, 2018

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 1.1 acres located on the west side of Providence Road, south of I-485. (Council District 7 - Driggs)
PETITIONER	Fourstore, 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:

This petition is found to be inconsistent with the *Providence Road/I-485 Area Plan Update,* based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential use at up to eight dwellings per acre.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The *I-485 & Providence Road Development Response Memorandum* was prepared in March 2011 with considerable community organization and property owner consultation. A second Development Response was held in 2014. Although not adopted by City Council, they formed a basis by which Waverly, Providence Farm, Rea Farms, and other adjoining properties previously recommended for residential use were rezoned for more intense commercial and mixed-use development. The subject property was not directly included in these processes; and
- As a result of these rezonings for mixed use development, the Providence/I-485 Activity Center was expanded to incorporate the new developments, and now includes the subject property within the Activity Center; and
- The property fronts on Providence Road and Allison Woods Drive, just south of I-485, at a visually prominent location with limited right-in/right-out access. The proposed use is a relatively low traffic generator which is desirable for a site with access limitations; and

- Properties to the south immediately across Allison Woods Drive are developed with retail and commercial uses compatible with the proposed use, and include a street network that serves the subject property and provides connectivity within the Activity Center; and
- The property is constrained along the north and west by creeks and wetlands, and does not immediately abut existing single-family neighborhoods. The creeks and wetlands will provide a buffer and separation for future development to the north and west.

The approval of this petition will revise the adopted future land use as specified by the *Providence Road/I-485 Area Plan Update*, from residential at up to eight dwelling units per acre to office/retail/industrial-warehouse-distribution for the site.

Motion/Second:	McClung / Gussman
Yeas:	Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins
Nays:	None
Absent:	None
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

A commissioner asked about the maximum height in MUDD zoning. Staff responded that the maximum building height was 120 feet, there is no height plane and therefore why staff often asked that the height of proposed buildings in MUDD zoning be limited.

The commissioner noted that 80 to 90 feet seemed pretty tall.

There was no further discussion of this petition.

PLANNER

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