Charlotte-Mecklenburg Planning Commission

ZC

Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2018-054

October 30, 2018

REQUEST	Current Zoning: R-4 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 9.2 acres located at the end of Price Lane, south of Yorkmont Road. (Council District 3 - Mayfield)
PETITIONER	Blue Heel Development

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:

The petition is found to be inconsistent with *the Southwest District Plan* land use recommendation and inconsistent with the *General Development Policies*, based on information from the staff analysis and the public hearing, and because:

- The *Southwest District Plan* recommends office land uses.
- The *General Development Policies* support up to eight dwelling units per acre.

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 proposed residential development, while inconsistent with the recommended office land use for the site, provides a compatible use between the existing office developments along Price Lane and the residential portion of the City Park development; and
- The site is located within the Old Coliseum mixed use activity center, as per the Centers, Corridors and Wedges Growth Framework, which envisions an activity center with a more robust mix of uses, including moderate density residential; and
- The proposed density of 8.7 dwellings per acre is slightly higher than the eight units per acre supported by the General Development Policies; and
- The site is surrounded by a mix of scattered single family homes, apartments, townhomes, commercial, institutional, and office uses, and vacant land, making this proposed townhouse project compatible with the existing land uses in the area; and
- The proposed site plan proposes pedestrian connections, via

trails, through the tree save area to the adjacent park south of the site; and
- The site plan commits to dedication of right-of-way for the future extension of Price Lane and preserves the ability to build a connection between Yorkmont Road and Tyvola Road.

The approval of this petition will revise the adopted future land use as specified by the Southwest District Plan, from office to residential at up to 12 dwelling units per acre for the site.

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the request and stated that the petitioner addressed all outstanding issues. Staff noted that the petition is inconsistent with both the *Southwest District Plan* and the *General Development Policies.*

A Committee member asked if Price Lane would be improved, and CDOT staff responded that the petitioner dedicated land for the future expansion of the road. Staff noted that Price Lane, a low volume road, would be able to accommodate the proposed project. Staff noted that the project was not connecting to the adjacent City Park mixed use development because of an existing creek. Staff mentioned road improvements in the area as related to rezoning petition 2017-205 (City Park).

There was no further discussion of this petition.

PLANNER

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