



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 4.28 acres located at the intersection of
Providence Road West and Ballancroft Parkway, west of
Johnston Road.
(Council District 7 - Driggs)

PETITIONER

City of Charlotte

**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 *South District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential at three dwelling units 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:

- While the plan recommends single family land use, the parcel is surrounded by office, retail, and multi-family land uses developed since the plan was written; and
- Area plans generally do not specify the locations for new institutional uses such as government buildings; and
- The requested government building is appropriate given its siting on a major thoroughfare, and near the intersection with Johnston Road; and
- The proposal is an additional element in an emerging walkable concentration of non-residential uses in its vicinity; and
- The proposed facility will provide a city service to the area; and
- The proposed site plan commits to setbacks consistent with existing development along Providence Road West and allows for future connections across the site from the remaining portion of the parcel to Ballancroft Parkway.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential at three units per acre to institutional use for the site.

Motion/Second: Gussman / 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 petition and noted that it is inconsistent with the adopted area plan.

A commissioner asked which side of the building the elevation depicted. Staff explained that it was their understanding that the it depicted the elevation for the Providence Road West frontage. Staff noted that the elevation in the site plan was a typical and may not exactly match the layout shown on the site plan.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311