



Zoning Committee Recommendation

Rezoning Petition 2018-160

October 21, 2019

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: MX-1 (mixed-use, conditional)

LOCATION

Approximately 93.86 acres located on the north side of University City Boulevard at the Mecklenburg County/Cabarrus County line.
(Outside City Limits)

PETITIONER

Keith Saieed, K Sade Ventures

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 *Northeast District Plan* with respect to proposed land use but **consistent** with the General Development Policies, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses of up to four dwelling units per acre. GDP supports the requested density of up to six 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:

- The site abuts compatible residential uses to the north and south, and institutional uses to the east.
- The requested density (six dwelling units per acre) is lower than entitlements for adjacent residential development (eight dwelling units per acre).
- The petition includes off-site transportation improvements, including a signalized intersection, that will improve vehicular connectivity and safety in the surrounding area.
- The petition commits to enhancing the pedestrian environment, particularly through the construction of a 12-foot multi-use path that will improve safety and connectivity.
- The petition commits to include improved architectural design standards for the site's multi-family component. As such, the *General Development Policies* supports a density recommendation of up to six dwelling units per acre, matching the petitioner's requested density.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan* (1996), from single family residential up to four dwelling units per acre to residential up to six dwelling units per acre for the site.

Motion/Second: Wiggins / Nwasike

Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins

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 but consistent with *General Development Policies* based on the petitioners' commitment to multi-family design standards.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090