



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-021

August 4, 2020

REQUEST

Current Zoning: B-1 (CD) (neighborhood business, conditional)
Proposed Zoning: B-2 (CD) (general business, conditional)

LOCATION

Approximately 4.56 acres located along the northern side of University City Boulevard, just west of the Mecklenburg/Cabarrus County Line.
(Outside City Limits)

PETITIONER

K Sade Ventures, 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 **consistent** with the *Northeast District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail uses for the site.

Therefore 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:

- Transportation improvements (including left-overs and signalization) resulting from petition 2018-160 (approved October 2019) will improve overall pedestrian and traffic safety for planned retail uses at this site.
- The subject property location makes sense for retail uses as it fronts University City Boulevard and will serve a recently approved mixed residential development and numerous other residences in the area.
- The request is in alignment with the proposed land use for the site.
- This request is in alignment with the plan's recommendation that commercial development be limited to areas already zoned for or identified as retail uses.

Motion/Second: Welton / Barbee

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090