



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2020-063

August 4, 2020

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**REQUEST**

Current Zoning: R-9MF (CD) (multi-family residential, conditional) and R-4 (single-family residential)  
Proposed Zoning: INST (institutional)

**LOCATION**

Approximately 3.48 acres located on the west side of Beatties Ford Road, south of Pauline Lane, and north of Sunset Road.  
(Council District 2 - Graham)

**PETITIONER**

Kappa Foundation of Charlotte, Inc.

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**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 *Northwest Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends multi-family uses for the northern portion of the site and single-family uses for the southern part of the site.

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 *Northwest Area Plan's* (1990) goals include preserving, protecting, and enhancing the character of existing neighborhoods, as well as establishing a balanced land use pattern.
- This petition's request for an Institutional rezoning will continue to support the current use of this site, which has been occupied by the Kappa Foundation of Charlotte for over 30 years.
- Area plans do not typically recommend locations for future institutional uses.
- Institutional uses are considered compatible with residential uses.

The approval of this petition will revise the adopted future land use as specified by the *Northwest Area Plan* (1990), from multi-family and single-family to institutional for both parcels.

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 inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

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