



Zoning Committee

REQUEST

Current Zoning: I-1(CD) (light industrial, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 24.4 acres located southeast of W. Tyvola Road and northeast of Billy Graham Parkway, west of Interstate 77 from I-1(CD) to UR-2(CD).
(Council District 3 - Watlington)

PETITIONER

Childress Klein Properties & Dominion Realty Partners

**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 adopted *Central District Plan (1993)* and inconsistent with *General Development Policies (GDP)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends light industrial.
- The policy does not recommend density up to 17 DUs 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 Zoning Committee finds this petition consistent with the adopted *Charlotte Future 2040 Comprehensive Plan*.
- The petition is consistent with Goal 1 of the *Charlotte Future 2040 Comprehensive Plan*- 10 Minute Neighborhoods by creating more opportunities for residential and future retail use in the community.
- Furthermore, it is consistent with Goal 2 of the *Charlotte Future 2040 Comprehensive Plan* – Neighborhood Diversity and Inclusion by including a diversity of housing units including townhomes and multifamily as well a commitment to affordable housing.
- The petition is consistent with Goal 8 of the *Charlotte Future 2040 Comprehensive Plan* – Diverse and Resilient Economic Opportunity by encouraging new housing opportunities within or near single use commercial and office employment uses.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan (1993)*, from light industrial to residential up to 17 DUA for the site.

Motion/Second: Spencer / Blumenthal
 Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer 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.

One of the committee members asked about the types of industrial uses within the surrounding area. Staff responded that the site is surrounded by industrially zoned property and the wastewater treatment facility to the east of the site is the most intense use nearby. There are no manufacturing or other heavy industrial uses outside of the wastewater treatment facility in the immediate vicinity.

One of the committee members asked when the site zoned R-22MF to the north was rezoned. Staff responded that site was rezoned under an alignment rezoning in 1999 however the future land use is office/warehouse/industrial. Another committee member asked if that site is currently being developed as multi-family which staff confirmed that it was.

One of the committee members commented that he liked that affordable housing was being incorporated into the plan.

One of the committee members commented about the speed limit along W Tyvola Road. The area near this site was zoned 35 MPH and it was 45 MPH near the former Colosseum site. Another committee member added that there is a future for retail in the area near City Park once there are more rooftops in the area.

One of the committee members commented that this petition meets Goal 8 of the *Charlotte Future 2040 Comprehensive Plan* for housing near employment centers.

One of the committee members asked if the railroad next to the site is active. Another committee member confirmed that it is an active railroad.

There was no further discussion of this petition.

PLANNER

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