



Zoning Committee

REQUEST

Current Zoning: MUDD-O (Mixed Use Development District-Optional)
Proposed Zoning: MUDD-O SPA (Mixed Use Development District-Optional, Site Plan Amendment)

LOCATION

Approximately 0.63 acres located north of Style Lane, east of Dixie River Road, south of Shopton Road, and west of Outlets Boulevard.

(Council District 3 - Mayo)

PETITIONER

Avatar Holdings LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the goals and policies of the *Southwest Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 1: 10 Minute Neighborhoods may be facilitated by increasing the presence of goods and service options in the form of 7,000 square feet of gross floor area of retail and/or restaurant uses within ½ mile of a single family neighborhood and apartment community.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Community Activity Center Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition would allow for development of a vacant parcel in a Community Activity Center Place Type with 7,000 square feet of retail and/or restaurant uses.
- The proposed new building is designed in an urban form to present a frontage and patio to Style Lane with parking located to the rear of the building.

- The proposed retail and restaurant uses are supportive of this Community Activity Center, which includes the Charlotte Premium Outlets, surrounded by Neighborhood 2 and Neighborhood 1 Place Types. An established sidewalk network connects this site to complementary uses.

Motion/Second: McDonald / Millen

Yeas: Welton, Caprioli, McDonald, Millen, Shaw, Stuart

Nays: None

Absent: Gaston

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *Southwest Outer Community Area Plan*.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908