



Zoning Committee

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**REQUEST**

Current Zoning: CG (general commercial) and MHP (manufactured home park)

**LOCATION**

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

Approximately 16.91 acres located on the west side of Old Statesville Road and north and south side of Ratcliff Lane, south of West W.T. Harris Boulevard.  
(Council District 2 - Graham)

**PETITIONER**

ATAPCO Properties, Inc.

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**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 **inconsistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type.

However, 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:

- This petition is appropriate and compatible with the surrounding uses and context of the area as it increases the variety of housing types in the area. Buildings along the northern property boundary, adjacent to Neighborhood 1 Place Types, are limited to triplexes and the proposed buildings along Old Statesville Road are quadraplexes which smooth the transition between the proposed development and the adjacent Neighborhood 1 Place Type.
- The site is located within 1-mile of many Manufacturing & Logistics facilities providing a short commute to employment opportunities.
- The plan commits to providing an 8-foot sidewalk along Old Statesville Road as part of a Mecklenburg County Park and Recreation urban trail and proposes an upgraded CATS bus waiting pad which provides the beginnings of a multi-modal transportation network.

- The site is located along the proposed Lynx Red Line commuter rail and is within ¾-mile of the proposed Harris Station.
  - The site is located along the route of the CATS number 21 local bus route providing transit access to the Charlotte Transportation Center
  - The petition could facilitate the following *2040 Comprehensive Plan Goals*:
    - 2: Neighborhood Diversity & Inclusion
    - 4: Trail & Transit Oriented Development
- The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Whilden / Sealey  
 Yeas: Whilden, Sealy, Neeley, Lansdell, Russell, and Welton.  
 Nays: None  
 Absent: Winiker  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Whilden asked for additional information about the proposed transparency requirements. Staff stated that minimum percentage of transparency referred to the percentage of glass on a given façade.

There was no further discussion of this petition.

**PLANNER**

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