



Zoning Committee

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**REQUEST**

Current Zoning: INST(CD) (institutional, conditional)  
Proposed Zoning: MUDD-O (mixed use development, optional)

**LOCATION**

Approximately 10 acres located on the west side of Park Road, south of Marsh Road, and north of Hillside Avenue.  
(Council District 1 - Egleston)

**PETITIONER**

Charlotte-Mecklenburg Housing Partnership

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

- The plan recommends institutional uses but maintains the existing institutional uses and is consistent with existing residential uses on 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:

- The petition proposes to redevelop a portion of YWCA to allow a multifamily residential community.
- The site contains existing residential units to remain.
- The existing recreational uses will remain.
- The petitioner proposes a 10-foot landscape area to the north to enhance screening for an adjacent multifamily development.
- The development retains buffers along the west and south property lines adjacent single family homes and an existing assisted living facility.

Motion/Second: Spencer / Gussman

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

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. Staff commented on the

improvements being provided as part of the request, and noted existing residential units on the site. A Commissioner commented on a remark made by a citizen at the public hearing and stated that those sentiments are not in alignment with the Zoning Committee or intent to make this an inclusive committee. Another Commissioner expressed hope the project would provide 2 entrances onto Park Road as there is traffic congestion in the immediate area. Another Commissioner commended the petitioner for a creative solution to providing housing units. There was no further discussion of this petition.

**PLANNER**

Claire Lyte-Graham (704) 336-3782