



Zoning Committee

REQUEST

Current Zoning: RE-2 (research)
Proposed Zoning: R-17MF (CD) (multi-family residential, conditional)

LOCATION

Approximately 27.97 acres located along the east side of IBM Drive, west of Interstate 85, south of West W. T. Harris Boulevard.
(Council District 4 - Johnson)

PETITIONER

RangeWater Real Estate

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 **consistent** with *the University Research Park Area Plan (2010)* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail uses.

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 subject site is located on IBM drive and West W.T. Harris Boulevard and proposes up to 300 multi-family residential dwelling units, with a density of 10.72 dwelling units per acre (DUA).
- This proposed use and density is appropriate for the *University Research Park Area Plan's* recommendation of residential/office/retail for this site, with a density of up to 22+ units per acre.
- The addition of multi-family uses in this area will increase the mix of uses in the University Research Park area.
- The petition proposes an open space area improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity area.
- The petition's orientation towards IBM drive and commitment to a 12-foot multi-use path and an 8-foot planting strip increases the walkability of the area.
- The Petitioner commits to conveying to Mecklenburg County for the development of a greenway the portion of 100-foot SWIM buffer associated with Doby Creek and the east/west

tributary stream that runs parallel to W. T. Harris toward IBM Drive located on the Site. This area will be dedicated and conveyed to Mecklenburg County prior to the issuance of the first certificate of occupancy for the Site.

Motion/Second: Blumenthal / Kelly
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 consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

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