



Zoning Committee

REQUEST

Current Zoning: MX-1 (mixed residential)
Proposed Zoning: MX-2 (mixed residential)

LOCATION

Approximately 93.86 acres located on the north side of University City Boulevard at the Mecklenburg County/Cabarrus County line.
(Outside City Limits)

PETITIONER

K Sade Ventures, LLC

**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 *Northeast District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses up to six DUA.

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 request to modify the zoning district does not change any prior entitlements from the approval of rezoning petition number 2018-160
- The request for the rezoning addresses a note in the approved plan that incorrectly indicates that more than 50 percent of the dwelling units within the MX-1 district could be multi-family dwelling units. MX-2 allows the proposed unit mixture (250 single family detached and 288 multi-family dwelling units), while the previously approved MX-1 does not.

Motion/Second: Barbee / Welton

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

William Linville (704) 336-4090

