



Zoning Committee

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**REQUEST**

Current Zoning: UR-C(CD) (urban residential commercial, conditional)  
Proposed Zoning: R-8 (residential)

**LOCATION**

Approximately 21.34 acres located along the south side of North Tryon Street west of Circle Drive near University City and the Mecklenburg/Cabarrus County line.

(Council District 4 - Johnson)

**PETITIONER**

Charlotte Water

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Northeast Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 12 dwelling units per acre (DUA) for the site.

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 request is consistent with the recommended land use per the adopted land use plan for the area.
- The request creates a complimentary density between lower density residential uses to the west and non-residential zoning to the east.

Motion/Second: Welton / Barbee

Yeas: Barbee, Blumenthal, McMillan, Samuel, and Welton

Nays: None

Absent: Kelly, Nwasike

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