



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential) and UR-2(CD) (urban residential, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 9.3 acres located south of Carolina Lily Lane, west of Mallard Creek Road, and east of Beard Road.
(Council District 4 - Johnson)

PETITIONER

FC Odell School, LLC

**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:

This petition is found to be consistent with the *Northeast Area Plan* (2000) recommendation of residential use, but inconsistent with the density recommendation of 12 dwelling units per acre (DUA) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use with a density recommendation of up to 12 dwelling units per acre.

However, 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:

- This petition proposes a senior multi-family development of up to 150 dwelling units, for a density of 16.13 DUA.
- While this density is higher than what the area plan recommends, this residential use is consistent with the area plan's recommendation to have a development pattern with varying densities and types of housing.
- Introducing senior housing to this area will accommodate for the growth of the senior population in Charlotte, and the location of multi-family along Mallard Creek Road is conducive to the growing Concord Mills activity center about a mile north of the site.
- This petition's request for multi-family use is in character with surrounding parcels, as the two recently approved rezonings to the left of the site, 2017-179 and 2018-067, were approved for multi-family and single-family attached use.
- This petition commits to sidewalk extensions between all public and private streets, and proposes a unified streetscape

including lighting, landscaping, and appropriate street furnishings throughout the development.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan*, from Residential up to 12 DUA to Residential up to 17 DUA for the site.

Motion/Second: Welton / Blumenthal

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

Nays: None

Absent: Nwasike

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the plan recommendation of residential use, but inconsistent with the density recommendation.

There was no further discussion of this petition.

PLANNER

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