



Zoning Committee

REQUEST	Current Zoning: B-1SCD (business shopping center, conditional) Proposed Zoning: UR-2 (CD) (urban residential, conditional)
LOCATION	Approximately 2.56 acres located in the northeastern corner of the intersection of West Boulevard & Holabird Lane.(Council District 3 - Watlington)
PETITIONER	Exponential Development, 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 **inconsistent** with the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends retail land use for this site.

However, 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 proposed residential land use, while inconsistent with the retail use recommended for this site, is consistent with the existing residential development pattern in the area.
- The site has not been developed for retail uses despite being zoned for such use since 1968.
- The proposed density of 11.35 dwelling units per acre is within the General Development Policies (GDP) score of up to 12 dwelling units per acre for this site.
- The site is served by two CATS bus routes and the petition has committed to constructing a bus pad and shelter onsite. Additionally, the site is within ¼ mile of a Mecklenburg County park and ½ mile of a CMS K-8 school.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from retail to multi-family at up to 12 dwelling units per acre for the site.

Motion/Second: Barbee / Kelly
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, and Welton
Nays: None
Absent: Samuel

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908