



Zoning Committee

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**REQUEST**

Current Zoning: MUDD-O (mixed use development, optional)  
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)

**LOCATION**

Approximately 27.65 acres located on the north side of State Street, southwest of Rozzelles Ferry Road, and east of Tuckaseegee Road  
(Council District 2 - Graham)

**PETITIONER**

Portman Residential

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

- The plan recommends office/retail/residential uses.
- The plan recommends greenway uses for a portion of the site.

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 proposed added uses are consistent with the adopted recommended land use for the site, as amended by rezoning petition 2016-112. This petition does add new development area to a portion of the site that was previously recommended for greenway uses. The greenway recommendation will remain on the area being used for the greenway.
- The increase of 410 residential units (650 units total) is compatible with the surrounding land uses in the area and are within one mile of two CATS Gold Line transit stops, and within 500 feet of a bus stop.
- The site also sits along the existing and future extension of the Stewart Creek Greenway being developed by Mecklenburg County Park and Recreation Department, which provides recreational opportunities for residents. The petitioner has already dedicated and conveyed a portion of the property for the greenway under the previously approved site plan.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from greenway to office/retail/residential use for a portion of the site.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Chirinos

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

One of the committee members asked whether or not the rezoning plan included affordable housing and stated that the site would be a suitable location for affordable housing. Staff responded that the rezoning plan did not commit to affordable housing as a part of the rezoning petition.

There was no further discussion of this petition.

**PLANNER**

Lisa Arnold (704) 336-5967