



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed use development, optional), I-2 (general industrial), and I-2(CD) (general industrial, conditional)
Proposed Zoning: UMUD-O (uptown mixed use, optional), with 5-year vested rights

LOCATION

Approximately 55 acres located along the north and south side of John Belk Freeway, east of Interstate 77, and northwest of South Mint Street.

Council District 2 - Graham; Council District 3 - Watlington

PETITIONER

Charlotte Pipe & Foundry Co

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *West Morehead Corridor Vision & Concept Plan* and inconsistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The petition is consistent for the parcels north of I-277, with the land use recommendation of mixed-use, as specific in the adopted West Morehead Corridor Vision & Concept Plan (2001). However, it is inconsistent with the adopted Central District Plan (1993) recommendation for industrial uses for the parcels south of I-277.

However we find this petition to Choose an item. public interest based on information from the staff analysis and the public hearing and because:

- The subject site is within Center City and adjacent to a proposed future LYNX Silver Line station.
- The petition encourages future development to contribute to the overall viability and livability of Center City.
- The petition supports the Center City 2020 Vision Plan (2010) recommendation of enhancing existing neighborhoods with the concentrated development of high-density mixed-use neighborhood centers.
- The petition supports the Center City 2020 Vision Plan (2010) recommendation of creating mixed use neighborhoods near transit stations.
- The petition aligns with the zoning of many of the adjacent parcels.

- The petition also aligns with the draft Charlotte Center City 2040 Vision Plan (not yet adopted) idea to create a lively mixed-use district at this site.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan (1993)*, from industrial uses to mixed-uses for the site.

Motion/Second: Welton / Blumenthal
 Yeas: Blumenthal, Chirinos, Rhodes, Samuel, and Welton
 Nays: Spencer
 Absent: Ham
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition, noting recommended land uses per the adopted plans. Staff noted changes since the public hearing, including addition of an optional provision somewhat addressing the open space issue. Staff indicated that the petitioner has worked with Mecklenburg County Park and Recreation to produce a note committing to a minimum of 2 acres of open space with 1 acre being publicly available in perpetuity. Staff noted that the amount of open space may increase during the life of the project.

Commissioner Blumenthal expressed that additional conversations assisted in shining light on the scope of the project and the appropriateness of rezoning the site now versus later.

Commissioner Chirinos expressed an improved understanding of the aspirations of the project and how the proposal relates to transportation projects and future developments. She noted the project will be a gateway to Charlotte and the Airport.

Commissioner Spencer expressed appreciation for the petitioner working with transportation staff on commitments, particularly related to the Silver Line. Commissioner Spencer expressed concerns over the potential for the proposal to produce a high volume of vehicle trips, uncertainty about uses, and lack of detail on the site plan. Commissioner Spencer expressed concerns about the potential deal making aspect and the remaining outstanding issues.

Commissioner Samuel expressed a higher comfort level with the project navigating through Economic Development and Department of Transportation, and the commitment to continue to work towards a transformative project.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Spencer expressed appreciation for the petitioner working with transportation staff on commitments, particularly related to the Silver Line. Commissioner Spencer expressed concerns over the potential for the proposal to produce a high volume of vehicle trips, uncertainty about uses, and lack of detail on the site plan. Commissioner Spencer expressed concerns

about the potential deal making aspect and the remaining outstanding issues.

PLANNER

Claire Lyte-Graham (704) 336-3782