



Zoning Committee

REQUEST

Current Zoning: MX-2(INNOV) (mixed use, innovative) & R-3 (single family residential)
Proposed Zoning: MUDD-O with 5-year vested rights (mixed used development, optional, 5-year vested rights)

LOCATION

Approximately 73.97 acres located on the northeast side of North Community House Road and east side of Johnston Road, west of Elm Lane.
(Council District 7 - Driggs)

PETITIONER

Charlotte-Mecklenburg Schools & Woodfield Development LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *South District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family up to 8 units per area, open space/greenway use and single family residential up to 3 units per acre.

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:

- Institutional uses, such as schools, are generally compatible with residential land uses.
- Provides a buffer along eastern property line abutting residential uses.
- The petition provides relief to the schools in the area.
- The proposal adds to the mixture of housing types in the area creating new housing choices.
- The site is located adjacent to Toringdon within the Ballantyne mixed use activity center and provides a transition between the intense uses south and west and the single family to the north and east of the site.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from multi-family up to 8 units per acre, greenway and

single family residential up to 3 units per acre to institutional use for the eastern portion of the site and residential less than or equal to 22 DUA for the western part of the site.

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

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton asked about signalized intersections. CDOT staff went over the intersections, site access points and locations of signals.

Commissioner Spencer noted that while he is uncertain about coupling other development with schools, building schools on time is imperative to providing the relief to the school system. Commissioner Rhodes reiterated Spencer’s comments. Commissioner’s Blumenthal and Welton commended the creativity to address market conditions and address social infrastructure.

There was no further discussion of this petition.

PLANNER

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