



Zoning Committee

REQUEST

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

LOCATION

Approximately 35.87 acres located along the south side of Ardrey Kell Road, west of Wade Ardrey Road, and east of Marvin Road.
(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 for residential up to 6 units per acre as amended by the previous rezoning 2017-171.

Therefore, 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 density is needed to help housing.
- Residential is compatible with institutional use.
- The proposal provides school relief.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from residential up to 6 units per acre to institutional use for the western portion of the site and residential less than or equal to 17 units per acre for the eastern portion of the site.

Motion/Second: Spencer / 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 inconsistent with the adopted area plan.

The commissioners suspended the rules to ask Mr. LaCaria with CMS to clarify the transportation study. LaCaria stated that CDOT and NCDOT determined the area of study and the signals included. He noted that the study does not take into account the relief in traffic and students at Ardrey Kell HS as a result of the new high school proposed with petition RZP-2021-160.

Commissioner Samuel stated that there is sometimes competition in land acquisitions and transactions for county facilities. Areas may need to absorb additional density to accommodate schools. The commissioner noted that this was a difficult decision because there is not development like this in the area but there is a documented housing crisis, school overcrowding and lack of opportunity for land acquisitions.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311