



Zoning Committee

REQUEST	Current Zoning: B-2(CD) (general business, conditional), R-12MF (multi-family), and R-4 (single family residential) Proposed Zoning: UR-C(CD) (urban residential commercial, conditional) and UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 36.06 acres located south of East Westinghouse Boulevard, west of China Grove Church Road, and northeast of Interstate 485. (Council District 3 - Watlington)
PETITIONER	Blu South 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:

To Approve:

This petition is found to be **consistent** with the *Sharon & I-485 Transit Station Area Plan* for the majority of the site, while the proposed commercial use on Westinghouse Bv. is both **inconsistent** and **consistent** with the plan for the portion of the site located along Westinghouse Bv. based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use up to 17 units per acre for the majority of the site.
- The plan recommends office/retail use and residential use up to 17 units per acre for the portion of the northeast of the site along Westinghouse Bv.

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 for the residential portion of the site is approximately up to 7.5 units per acre.
- The development provides additional housing and housing types less than ½ mile walk from the I-485/ South Bv transit station.
- The petition provides buffers adjacent to existing single family detached homes.
- The proposed institutional use is compatible with the proposed and existing residential development.

- The plan provides an easement to Mecklenburg County Parks and Recreation to County owned parcel to the west for future greenway access.
 - The proposed commercial use is located along a major thoroughfare (Westinghouse Bv.) and is combined with amenities for the proposed community.
 - The amenity and commercial uses serve as a transition to the residential community to the south.
- The approval of this petition will revise the adopted future land use as specified by the *Sharon & I-485 Transit Station Area Plan* for the portion along Westinghouse Bv. from residential up to 17 units per acre and office/retail to residential/office/retail.

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan for the majority of the site, while the proposed commercial use on Westinghouse Bv. is both inconsistent and consistent with the plan for the portion of the site located along Westinghouse Bv.

Commissioner Chirinos asked about CMS impacts. Staff responded that the current zoning could generate 99 students while the proposed could generate 78 students. Commissioner Blumenthal asked if the area around the greenway easement would remain open space. Staff responded it would be primarily tree save area but not designated improved open space. Commissioner Welton asked about the small parcel along Westinghouse Bv. and staff explained that small portion had been removed from the rezoning.

There was no further discussion of this petition.

PLANNER

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