



Zoning Committee

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 8.12 acres located on the north side of Randolph Road, north of Eastover Ridge Drive, east of Cranbrook Lane. (Council District 1 - Egleston)

PETITIONER

Flagship Healthcare Properties, 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:

This petition is found to be **consistent** with the *Central District Plan* for portions of the site and **inconsistent** with the adopted plan for the remaining acreage, based on information from the staff analysis and the public hearing, and because:

- The Central District Plan (1993) recommends residential at eight units per acre for portions of the site, and greenway for other portions.

However 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 residential land use is consistent with the abutting residential developments to the north and east.
- The office land use is inconsistent with the policy recommendation for this parcel, however, the development is consistent with the mix of uses in the area.
- The density of the residential component is 5.814 units per acre, which is less than the recommended 8 units per acre per the adopted plan for the portion of the site recommended for residential.
- The request limits the height of the residential units to 40 feet, which is consistent with the height limits in the adjacent neighborhood.
- The development will support the development of Briar Creek Greenway via conveyance of the 100-foot SWIM buffer associated with Briar Creek, and an 8-foot multi-use path with a 10-foot access easement to the future greenway.

Motion/Second: McClung / Wiggins
 Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff presented the request to the Committee noting the surrounding mix of office and residential uses, along with commitments in association with the Briar Creek Greenway. Staff recommended approval subject to the petitioner addressing an outstanding item pertaining to a request from Mecklenburg County Park and Recreation.

The Committee acknowledged receipt of opposition from the abutting property owner due to safety based upon the road alignment and a request to defer the item to further address this issue. CDOT staff responded that site plan as presented is acceptable, resulting from working with the petitioner on examining alternative access options with limited public right-of-way. A Commissioner commented on the awkwardness of the intersection and inquired if there are better alternatives for access. CDOT responded there are always other options but based upon existing constraints, the design as shown is most appropriate under the current conditions. Other options generally would require agreements with adjoining property owners. A Commissioner asked who is responsible for maintaining the private access easement, and staff responded the property owner.

There was conversation regarding CMS bus access. Staff responded that the new sidewalk system connecting the new development to Sam Drenan Road would allow for access.

There was no further discussion of this request.

PLANNER

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