



Zoning Committee Recommendation

Rezoning Petition 2025-070

January 6, 2026

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, conditional)

LOCATION

Approximately 30.37 acres located west of Beatties Ford Road, east of Patric Alan Court, and north of McIntyre Avenue.
(Council District 2 - Graham)

PETITIONER

Prosperity Alliance

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 **inconsistent** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Campus Place Type.

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:

- This site is designated as the Campus Place Type by the *2040 Policy Map*. The proposed zoning of N2-B(CD) (Neighborhood 2-B, conditional) is inconsistent with the *Policy Map* recommendation.
- However, the site consists of an undeveloped portion of a parcel developed as a religious institution. The *2040 Comprehensive Plan* calls for residential development in Campus Place Type that supports the mission of the associated institution.
- The proposed development will provide housing at an attainable price point, committing to all residential dwelling units being affordable to households earning between 60% and 120% of Area Median Income (AMI).
- The plan proposes a mix of building forms including age restricted multi-family stacked, multi-family attached, and single family detached dwelling units which are compatible with the Campus Place Type.
- The petitioner commits to landscape yards greater than ordinance requirements adjacent to abutting

Neighborhood 1 Place Types. As well as open spaces standards that exceed ordinance requirements.

- The proposed development gains primary access to Beatties Ford Road via an extension of Banner Ridge Boulevard. Additional access is provided from Lukes Drive, University Church Drive, and a stub street to future development south of the site.
- The site is abutting a regional public park and located 1-mile north of a designated Neighborhood Activity Center at the intersection of Sunset Road and Beatties Ford Road, developed with a shopping center containing a grocery store.
- The Petition proposes to dedicate a greenway easement to Mecklenburg County Park and Recreation.
- The site is located along the route of the number 7 CATS local bus providing service between Northlake Mall, Rosa Parks Community Transportation Center, and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Campus Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Gaston / Stuart

Yeas: Gaston, Stuart, Millen, Shaw, Caprioli, and Welton

Nays: None

Absent: McDonald

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Gaston asked about the advisory comments from Housing and Neighborhood Services staff. Staff explained that the comments were intended to provide supplemental information regarding the plan's affordable housing commitment and to recommend a minimum timeframe for those commitments to remain in place. Staff further clarified that the affordable housing language in the conditional notes is written so that the commitment will remain in effect as long as the conditional zoning applies to the site, that is, until the property is rezoned again.

Commissioner Stuart asked about a mobile home park located south of the subject site and whether it has been part of a rezoning petition. Staff stated that there have been several

rezoning petitions involving mobile home parks in recent years, but the site in question has not been the subject of a rezoning.

There was no further discussion of this petition.

PLANNER

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