



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-091

February 3, 2026

REQUEST

Current Zoning: O-2(CD) (Office, Conditional), O-2(CD) ANDO (Office, Conditional, Airport Noise Disclosure Overlay)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional), N2-A(CD) ANDO (Neighborhood 2-A, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 6.97 acres located on the east side of Steele Creek Road, north of Brightside Drive, and south of Whispering Pines Lane.

(Council District 3 - Mayo)

PETITIONER

Embark Development Company 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 *Southwest Middle Community Area Plan (2025)*. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by the proposed townhomes being connected by sidewalk and within 1/4 mile of a commercial area and employment centers.
- 2: Neighborhood Diversity & Inclusion may be facilitated by introducing 72 townhome-style units to the area which has predominantly single family residential development to the north and east.

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 site is adjacent to townhome-style residential dwellings to the south along Steele Creek Road which are similar to this project's proposal.
- Where closest to single family detached residential dwellings to the northeast, the petitioner has committed to a 25' Class B landscape yard. The petitioner has also committed a 10' Class C landscape yard planted to Class B standards along the remainder of the northern and

eastern property boundaries. Both landscape yards exceed ordinance requirements to provide additional sensitivity to adjacent uses.

- The site is within ¼ mile of bus stops for CATS Route 55 and 56, providing service to the Arrowood Blue Line Station and the Charlotte Premium Outlets.
- The project proposes development that aligns with the *2040 Policy Map's* Neighborhood 2 Place Type designation on the site.

Motion/Second: Gaston / Millen

Yeas: Welton, Caprioli, Gaston, McDonald, Millen, Stuart

Nays: None

Absent: Shaw

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the goals and policies of the *Southwest Middle Community Area Plan*.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908