



Zoning Committee

REQUEST

Current Zoning: R-5 HD-O (single family residential, historic district overlay) and R-22MF HD-O (multi-family residential, historic district overlay)

Proposed Zoning: UR-2(CD) HD-O (urban residential, conditional, historic district overlay)

LOCATION

Approximately 3.70 acres located on the south side of West Boulevard, east of Wilmore Drive.
(Council District 3 - Mayfield)

PETITIONER

J.S. & Son's Construction 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:

This petition is found to be consistent with the *Central District Plan and the General Development Policies (GDP)* for increased density plan, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential land uses for the subject site.
- The GDP score is for densities up to twelve units per acre.

Therefore, 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 majority of the site is vacant and surrounded by single family homes. The existing multi-family structure was constructed in 1951; and
- The proposed six-foot fence and 25-foot landscaped buffer will screen the development from the existing single-family homes; and
- The proposed residential density of 10.8 dwelling units per acre provides a transition from the nonresidential uses and larger residential buildings along West Boulevard to surrounding single family neighborhood; and
- The proposed setback along West Boulevard matches the setback of the existing multi-family building to provide a similar street edge along West Boulevard; and
- The proposed development improves the site with an eight-foot planting strip and six-foot sidewalk which will improve both safety and the pedestrian experience.

The approval of this petition will revise the adopted future land use for a portion of the property as specified by the *Central District Plan*, from single family residential at up to five dwelling units per acre to residential at less than or equal to twelve units per acre.

Motion/Second: Gussman/Watkins
Yeas: Fryday, Gussman, Ham, McClung, McMillan, and Watkins
Nays: None
Absent: Samuel
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that the proposed residential use is found to be consistent with the adopted area plan and the requested density of 10.8 units is consistent with the *General Development Policies*. Staff noted that all outstanding issues had been addressed. Changes made include provision that five percent of the units will be for the House Charlotte program for up to five percent AMI for 15 years. In addition, the plan clarified the 25-foot class "B" buffer along the project edge.

One Commissioner questioned the one entrance in to the proposed development. Staff responded that the development fronted on West Boulevard and the North Carolina Department of Transportation would only allow for one driveway off West Boulevard.

There was no further discussion of this petition.

PLANNER

Solomon Fortune (704) 336-8326