



Zoning Committee

REQUEST

Current Zoning: R-4 (single family, residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional) and MUDD-O (mixed use development, optional)

LOCATION

Approximately 4.48 acres located on the on the east side of W. Sugar Creek Road, south of Munsee Street and west of Yuma Street.
(Council District 4 - Phipps)

PETITIONER

Charlotte-Mecklenburg Housing Partnership, Inc.

**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:

The petition is found to be consistent with the land use in the *Northeast District Plan*, and inconsistent with the *General Development Policies*, slightly exceeding the recommended density, based on the information from the staff analysis and the public hearing, and because:

- The adopted area plan recommends residential land use, and the *General Development Policies* support a density of up to 12 dwellings per acre.

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 site is located on a major thoroughfare, with properties zoned for office, institutional, business and multi-family residential to the south and west, across W. Sugar Creek Road.
- The proposed density of 12.28 units per acre slightly exceeds the density of 12 units per acre supported by the *General Development Policies*.
- Proposed development fronting Yuma Street provides a front or side façade to existing single family detached dwellings fronting Yuma Street.
- The requested zoning district, and proposed density and residential type, are generally consistent with the characteristics in the immediate area.
- Apartments to the north are zoned R-17MF (multi-family residential), and townhomes directly to the west are zoned R-8MF(CD) (multi-family residential, conditional).

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from single family residential to multi-family residential at up to 17 dwellings per acre for the site.

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the residential land use recommendation in the *Northeast District Plan* but the proposed density of 12.28 units per acre slightly exceeds the density of 12 units per acre supported by the *General Development Policies*.

Staff pointed out that the only outstanding issue is a request for an off-site sidewalk but is not a requirement.

There was no further discussion of this petition.

PLANNER

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