



Zoning Committee

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**REQUEST**

Current Zoning: UR-2 (urban residential)  
Proposed Zoning: TOD-CC (transit oriented development – community center)

**LOCATION**

Approximately 1.45 acres located at the corner of East 7th Street and North Alexander Street.  
(Council District 1 - Egleston)

**PETITIONER**

Laurel Street Residential, LLC

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**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 *Charlotte Center City 2020 Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan encourages future development to preserve and enhance the existing Center City neighborhoods. While the vision plan does not make a specific land use recommendation for the site, this proposal is consistent with the intent of the plan.

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 subject site is within ½-mile walk of the 7th Street Station on the LYNX Blue Line.
- The proposal permits a site previously used for two historic homes and church to allow residential transit supportive land uses.
- Use of conventional TOD-CC (transit oriented development – community center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: Samuel / Gussman

Yeas: Fryday, Gussman, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: Ham

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

One Commissioner noted the parking and traffic issues in the area but due to the proximity to the light rail station they did not have an issue with approval.

Another Commissioner had a question about the language included in the recommendation and why it did not reference adopted policy about housing. Staff noted that this is a conventional request and all uses were allowed in the district including residential uses.

There was no further discussion of this petition.

**PLANNER**

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