



Zoning Committee

---

---

**REQUEST**

Current Zoning: R-22MF (multi-family residential)  
Proposed Zoning: UR-3(CD) (urban residential)

**LOCATION**

Approximately 4.27 acres located at the intersection of West 30th Street and Bellefonte Drive.  
(Council District 1 - Egleston)

**PETITIONER**

Housing Authority of the City of Charlotte

---

**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:

This petition is found to be **inconsistent** with the *North Tryon Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential development up to 22 dwelling units 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 proposed project is generally consistent with the existing development pattern in the area and is in context with the current use of the site.
- The petition commits one hundred percent of the multi-family dwelling units constructed on the site will be affordable to households that earn 30% to 80% of the area median income.
- Currently 36 affordable housing units are located on the site. Built in 1990, the existing units will be demolished and replaced with 140 modernized affordable housing units.
- The petition commits to building a new waiting pad for the existing bus stop on W. 30th Street.
- The petition reserves the future right of way for the extension of N. Poplar Street through to W. 30th Street for improved connectivity.
- The petition commits to enhancing the pedestrian environment through multiple site design elements.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan* (2010), from residential use at up to 22 dwelling units per acre to residential use at greater than 22 dwelling units per acre for the site.

Motion/Second: Spencer / Ham  
 Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

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

A commissioner asked if they could consider affordable housing in their decision. The chairperson stated that they could not. Two commissioners raised concerns about the locational policy of low-income housing and that this area had a high concentration. They stated the City needs to locate such housing equitably throughout the city; and that this may involve a more global look at locational policy.

Staff responded that this petition is a key example of reinvestment in existing housing stock and is confident in the partnership with the Housing Authority to continue to locate this type of housing throughout the city.

Another commissioner liked that the petitioner is making a good effort to keep current residents in the community in the face of pressures from gentrification.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225