



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2017-071

November 1, 2017

REQUEST

Current Zoning: R-5 (single family residential) and R-22MF (multi-family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 1.5 acres located in the North Charlotte neighborhood, on the north side of East 36th Street between Spencer Street and Charles Avenue.
Council District 1 - Kinsey

PETITIONER

Saussy Burbank, LLC

ZONING COMMITTEE ACTION VOTE

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Motion/Second: Sullivan / Nelson
Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan
Nays: None
Absent: McMillan
Recused: None

ZONING COMMITTEE DISCUSSION

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

Staff provided an overview of the petition and noted that there no outstanding issues. A committee member commended the petition for providing a good use of the property. Another committee member noted a desire to see the building context to East 36th Street and suggested such context be shown for future petitions.

There was no further discussion of the petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 (motion by McClung seconded by Majeed) to adopt the following statement of consistency:

The proposed rezoning is inconsistent with the the *Blue Line Extension Transit Station Area Plans*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends low density residential uses for these properties.

However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The subject property is located on East 36th Street, which is a thoroughfare that serves as a feeder to the proposed transit station located on East 36th Street; and
- The proposal has buildings fronting East 36th Street, and Spencer Street with parking behind; and
- Buildings are sensitive to and consistent with established adjacent single family detached dwellings as they have larger setbacks, usable porches and stoops, architectural elements that minimize garages, parking via internal driveways, and similar heights; and
- Proposed uses are compatible with surrounding residential and institutional uses.