



Zoning Committee

REQUEST

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

LOCATION

Approximately 6.96 acres located along the south side of Hamilton Street, northeast of Brookshire Freeway, and west of Statesville Avenue.
(Council District 2 - Graham)

PETITIONER

Ardent Acquisitions, 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 **inconsistent** with the *Central District Plan* (1993) recommendation of single family residential up to 4 dwelling units per acre (DUA), but **consistent** with the *General Development Policies* (GDP), which supports the residential density up to 12 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 4 dwelling units per acre.
- The *General Development Policies* supports a residential density up to 12 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 *General Development Policies* (GDP) provide policy guidance for evaluating proposed residential densities greater than four units per acre. The GDP supports the petition's proposal of 83 units at 11.93 DUA.
- This petition helps to fulfill the *Central District Plan's* (1993) goal of increasing the diversity of housing options in this area.
- The site plan proposes to increase the pedestrian experience within the development by including an open space area with features such as seating, pedestrian walkways, and landscaping.
- The petition commits to establishing an 8-foot planting strip and 6-foot sidewalk along the site's frontage on Hamilton Street, increasing neighborhood connectivity in this area.
- The petition proposes to front the dwelling units adjacent to Hamilton Street right on Hamilton street.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan (1993)*, from Single Family Residential up to 4 DUA to Residential up to 12 DUA for the site.

Motion/Second: Welton / Chirinos

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Ham

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *Central District Plan (1993)* recommendation of single family residential up to 4 dwelling units per acre (DUA), but consistent with the *General Development Policies (GDP)*, which supports the residential density up to 12 dwelling units per acre with the adopted area plan.

Commissioner Welton asked about the Class C buffer requirements along the southeastern portion of the site. Staff responded that the petitioner is committing to a minimum 30-foot-wide vegetated Class C buffer. If the existing trees and shrubs do not meet the tree and shrub requirements of a Class C buffer which requires 6 trees per 100-linear feet and 20 shrubs per 100-linear feet, then supplemental planting will be required.

Commissioner Chirinos asked about the affect the proposed development would have on the schools. Staff responded that the proposed development is not projected to increase the school utilization. Walter G. Byers Pre K-8 would remain at 89% utilization and West Charlotte High would remain at 96% utilization according to the CMS Memo.

There was no further discussion of this petition.

PLANNER

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