



Zoning Committee

REQUEST

Current Zoning: O-6(CD) (office, conditional)
Proposed Zoning: R-22MF (multi-family residential)

LOCATION

Approximately 0.27 acres located at the northwest intersection of Central Avenue and Medallion Drive, west of Kilborne Drive, and east of Eastway Drive.

(Council District 1 - Egleston)

PETITIONER

Habitat for Humanity of the Charlotte Region, 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:

This petition is found to be **inconsistent** with the *Eastland Area Plan* (2003) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to four dwelling units per acre for the site.

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

- The remainder of this parcel is zoned R-22MF, this rezoning would bring the parcel under one consistent zoning district rather than split into two different zoning districts.
- The subject site is directly adjacent to other areas zoned R-22MF.
- If the rezoning is approved, the overall density allowed on this parcel would only marginally increase from approximately 15 dwellings units per acre to 20 dwelling units per acre.
- The site is located along Central Avenue, a major thoroughfare, making it an appropriate location for moderately dense residential development.

The approval of this petition will revise the adopted future land use as specified by the *Eastland Area Plan* (2003), from single family residential uses up to four dwelling units per acre to multi-family residential uses up to 22 dwelling units per acre for the site.

Motion/Second: Rhodes / Blumenthal
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel,
Spencer and Welton
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.

Commissioner Chirinos asked staff for a summary of the comments given at the public hearing by the citizens in opposition to the petition.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902