



Zoning Committee

REQUEST	Current Zoning: R-3 (single family residential) and R-20MF(CD) (multi-family residential, conditional) Proposed Zoning: R-12MF(CD) (multi-family residential, conditional), with five-year vested rights
LOCATION	Approximately 27.47 acres located on the east side of East W.T. Harris Boulevard, south of Delta Landing Road, north of Albemarle Road. (Council District 5 - Newton)
PETITIONER	K Sade Ventures

**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 *East District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends multi-family uses on the subject property. In addition, the site meets the General Development Policies criteria for up to 12 dwelling units per acre.

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 site is located on the east side of East W.T. Harris Boulevard adjacent to single family attached and detached residential uses; and
- The area plan recommends multi-family residential uses for the site, and the proposed density of 10.48 units per acre is slightly lower than the General Development Policies, which supports up to 12 units per acre; and
- The proposed multi-family development will provide a transition between East W.T. Harris Boulevard and the existing single family development to the east; and
- The site plan commits to a new public street off East W.T. Harris Boulevard and the extension of Delta Landing Road through the site and stubbing to an abutting parcel to the west, which supports development of a more connected street network; and
- The request commits to architectural details such as building orientation, façade standards, building modulation, and roof types along with other design standards that are compatible with the surrounding residential development.

Motion/Second: Majeed / Spencer
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 consistent with the adopted area plan. The petitioner added a note to the site plan they will design and build a monument on the site oriented to the street that notes the history of the site and its historical contributions to Charlotte. Staff noted that all outstanding issues had been addressed and recommended approval of the petition.

There was no further discussion of this petition.

Planner

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