



Zoning Committee Recommendation

Rezoning Petition 2019-030

December 3, 2019

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 30.73 acres located on the north side of South Tryon Street, south of Erwin Road, east of Choate Circle.
(Council District 3 - Watlington)

PETITIONER

Continental 475 Fund, LLC

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 *Steele Creek Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends 4 dwelling units per acre on the northern portion of the property (Erwin Road), and 8 dwelling units per acre on the southern portion (South Tryon Street).

However we find this petition to not be reasonable and not in the public interest based on information from the staff analysis and the public hearing and because:

- The petitioner has reduced the number of units from 312 to 272, and the density from 10.2 DUA to 8.85 DUA.
- The proposed density of 8.85 DUA exceeds the 4 and 8 DUA recommendations for the site. The project layout has been adjusted to move buildings further away from existing single family residential homes to the south.
- The proposed development provides transportation improvements, including a new public road that will connect South Tryon Street to Erwin Road, and a multi-use path and CATS bus waiting pad on South Tryon Street.
- The proposed development provides a buffer between the proposed multi-family and existing single family on adjacent properties.
- The buildings will be limited to a height that is compatible with neighboring development.
- The proposed development is consistent with the existing mix of residential housing in the area.
- The petition provides common open space and amenity areas to support the proposed residential project.

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

**ZONING COMMITTEE
DISCUSSION**

Staff presented this item noting the Commission reviewed this request at a previous meeting. Staff stated that since the Committee's last review of this request, the petitioner reduced the number of units and density. Staff revisited the adopted plan recommendation and environmental constraints on the site creating design challenges. Staff noted that the structures will be limited to 2 stories, which will be more compatible with the existing single family residential neighborhood; and layout modifications moving some of the units further away from existing single-family homes; along with transportation improvements that will enhance the surrounding network.

A Commissioner asked if there have been any responses from surrounding neighborhood organizations. Another Commissioner mentioned walkability to parks and noted one of the largest gaps in the city is around the subject site. The Commissioner further commented on the number of residential developments approved in the area and complaints from citizens; and asked what actions have been taken to address infrastructure. Staff discussed streetscape improvements along South Tryon Street and Erwin Road, along with open space with amenities provided on the site. Staff noted Mecklenburg County Park and Recreation's shift in philosophy regarding securing sites for parks and open space. Another commissioner noted that the new street to be provided goes straight through the site without adversely impacting existing neighborhoods.

There was no further discussion of this petition.

PLANNER

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