



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-136

January 18, 2022

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**REQUEST**

Current Zoning: R-4, single family residential  
Proposed Zoning: R-8MF(CD), multi-family, conditional

**LOCATION**

Approximately 2.38 acres located on the south side of East Lane Drive, west of East W.T. Harris Boulevard, and east of Independence Boulevard  
(Council District 5 - Newton)

**PETITIONER**

Habitat for Humanity of the Charlotte Region, Inc.

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**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 *Independence Boulevard Area Plan* density recommendation based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential use up to 4 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 proposed residential land use aligns with the adopted plan policy; however, the proposed density is 7.56 DUA.
- The parcel shape and location at the end of the cul-de-sac make it difficult to continue the single family lot pattern that currently exists in the neighborhood.
- The proposal provides housing options and a mix of housing types in the area.
- The proposal develops a vacant parcel and does not eliminate existing housing in the neighborhood.
- The plan provides buffers adjacent to single family homes and building design standards to ensure compatibility with surrounding residential uses.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan*, from residential use up to 4 dwellings per acre to residential up to 8 units per acre for the site.

Motion/Second: Ham / Chirinos  
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 recommended density of the adopted area plan. Staff noted that remaining issues listed in the post hearing staff analysis had been addressed and there were no outstanding issues.

There was no further discussion of this petition.

**PLANNER**

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