



Zoning Committee Recommendation

Rezoning Petition 2021-211

July 5, 2022

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 0.35 acres located along the west side of Seigle Avenue and east side of Van Every Street, south of Belmont Avenue.
(Council District 1 - Egleston)

PETITIONER

Legacy Construction Unlimited Inc

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:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 2 Place Type.

Therefore, 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 petition is consistent with the Charlotte Future 2040 Comprehensive Plan Goals #1: 10-Minute Neighborhood, #2: Neighborhood Diversity & Inclusion, #5: Safe & Equitable Mobility, and #9: Retain Our Identity & Charm.
- The rezoning site is surrounded by parcels recommended for Place Types N2 (Neighborhood 2), Neighborhood Center, and Parks and Preserves.
- The petition will provide a range of moderate to higher intensity housing types, including apartment and condominium buildings to meet the needs of a diverse population.
- The petition's proposed uses are compatible with the surrounding residential and non-residential uses. While zoned industrial, there have been multiple approved rezonings to mixed use districts in the area.

Motion/Second: Barbee / Russell
Yeas: Barbee, Gaston, Gussman, Harvey, Russell, and Samuel
Nays: None
Absent: Rhodes
Recused: None

ZONING COMMITTEE DISCUSSION

Staff reviewed the request, noting design layout, building design and materials, and citing changes since hearing including increasing sidewalk widths along Van Every and McAden Streets from five feet to six feet. Staff noted minor outstanding issues to be resolved. Commissioner Russell noted this is the request is representative of the desired type of development. Commissioner Samuel asked about lack of notes in the community meeting report, and staff noted the petitioner could follow up and provide this information.

There was no further discussion of this petition. Staff noted that the petition is consistent with the *2040 Policy Map*.

PLANNER

Claire Lyte-Graham (704) 336-3782