

**Petition 2017-186 by The Drakeford Company** for a change in zoning for approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street (Council District 3 - Mayfield) from R-22MF, HD (multi-family residential, historic district overlay) to UR-2(CD), HD (urban residential, conditional, historic district overlay), five-year vested rights

The petitioner has made major changes to the site plan after the public hearing. Therefore, the Zoning Committee must determine if the changes are substantial and if the petition should be referred back to the City Council to schedule a new public hearing.

- New site design and building orientation
- Two access points along West Kingston Avenue.
- Proposed changes will require another hearing with the Historic District Commission.
- Scale and massing change adjacent to single-family.

Staff recommends that a new public hearing for this petition. Staff has included the Pre-Hearing Staff Analysis for your reference.