



Zoning Committee Recommendation

Rezoning Petition 2017-186

March 5, 2019

REQUEST

Current Zoning: R-22MF, HD (multi-family residential, historic district overlay)
Proposed Zoning: UR-2(CD), HD (urban residential, conditional, historic district overlay), with five-year vested rights

LOCATION

Approximately 0.87 acres located on the north side of West Kingston Avenue, west of South Tryon Street.
(Council District 3 - Mayfield)

PETITIONER

The Drakeford Company

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

- The plan recommends retail for the subject site.

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 subject site is located at the edge of the Wilmore Historic District. West of the site are single family homes, also part of the historic district. East of the site are commercial uses; and
- The proposed residential density of 19.10 dwelling units per acre provides a transition between the commercial uses along South Tryon Street and the low density single family along the north side of West Kingston Avenue; and
- The existing R-22MF (multi-family residential) zoning would allow residential development at the density being proposed; and
- The building setback shown on the site plan matches the setback of the buildings currently located on the site and is compatible with other setbacks along West Kingston Avenue

The approval of this petition will revise the adopted future land use map as specified by the *Central District Plan*, from retail to residential up to 22 dwelling units per acre for the site.

Motion/Second: Samuel / Gussman
Yeas: Fryday, Gussman, Ham, McClung, McMillan,
Samuel, and Watkins
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

Staff noted reviewed the changes on the site plan since the last time the Zoning Committee reviewed the plan. The changes include the following:

- Revised the site plan to show two duplex units and triplex along West Kingston Avenue.
- Revised the plan to show a six-unit building adjacent to the existing single-family homes.
- Revised the plan to propose 17 townhome units, down from the 19 shown before.
- Increased the proposed height from 34 feet to 38 feet.
- Added a note that "Petitioner shall install 4 Leland Cypress Trees at the properties located at 231, 235, 239, and 243 West Park Avenue. Installation must be completed prior to the demolishing of any structure. Each tree shall be at least five feet above the ground after installation and situated five feet of the rear property line".

One Commissioner asked a question about the proposed tree species that are proposed on to be planted on the adjacent properties. Staff responded that the proposed species cannot be used to meet a require for the Tree Ordinance, and is in addition.

There was no further discussion of this petition.

PLANNER

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