



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-037

December 2, 2020

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: R-5(HDO) (single family residential, historic district overlay)

LOCATION

Approximately 49.3 acres located on both the north and south side of Russell Avenue, west of Interstate 77, north of Oaklawn Avenue.
(Council District 2 - Graham)

PETITIONER

Charlotte Planning Design and Development Department

**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:

This petition is found to be **consistent** with the *Central District Plan*. The petition is also consistent with *Centers, Corridors and Wedges Growth Framework* and *General Development Policies* based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential development and greenway use; and
- The *Centers, Corridors and Wedges Growth Framework* and the *General Development Policies* recommend that new development should respect and preserve the City's historic character, integrating existing historic buildings, artifacts and landscapes into the modern urban fabric; to protect and enhance the character of existing neighborhoods; and to discourage tearing down historic or architecturally significant structures.

Therefore 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 petition establishes a local historic district overlay.
- The underlying zoning requirements and entitlements remain.
- One of the goals of the *Central District Plan* is to pursue measures to protect historic resources in the Central District.
- Local historic districts protect the unique and vibrant character of each designated historic neighborhood; maintain the historic human scale, pedestrian orientation, and visual variety of the streetscape; preserve areas of green space and

the tree canopy, and manage changes to accommodate modern living.

Motion/Second: McMillan / Welton

Yeas: Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: Barbee

Recused: None

ZONING COMMITTEE DISCUSSION

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

A commissioner asked if the property owners or the residents had to approve the request. Staff responded that the petition required approval of the property owners. Staff stated that City did not put forward the request, that the neighborhood had been discussion the possibility of several years prior and the City is facilitating the request of the neighborhood and property owners behalf.

There was some discussion about how the Oaklawn Park neighborhood compares to other historic districts. Staff indicated that Oaklawn is unique in that the architecture is from the 1950's and 60's and the homes are fairly uniform in design, scale and massing. While there are not square footage restrictions the design guidelines developed in conjunction with the neighborhood will require that new homes and expansions fit in with the character of the neighborhood.

A commissioner asked if the protections extended beyond the boundary of the rezoning. Staff responded that overlay only applies to the within the mapped boundary.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311