



Zoning Committee

REQUEST

Current Zoning: R-22MF(CD) (multi-family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 10.81 acres located in the western quadrant of the intersection of North Poplar Street and West 28th Street, south of Atando Avenue.
(Council District 1 - Egleston)

PETITIONER

Poplar Development Partners

**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 *North Tryon Area Plan* (2010) recommendation of residential use, but inconsistent with the plan's recommended density of up to 22 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use up to 22 dwelling 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:

- This petition's proposal of multi-family units up to 29.3 dwelling units per acre (DUA) is inconsistent with the area plan's recommendation of up to 22 DUA, but the area plan does mention that a density increase of up to 30 DUA could be considered with the appropriate transition to existing single family.
- The site plan commits to establishing a 15-foot buffer between the single-family homes at the back of the site along with a 6-foot fence and commits to limiting building height up to 50-feet, per ordinance requirements.
- The petition follows the area plan's recommendation of incorporating sidewalks within the development that connect to public or existing sidewalks by improving and adding 8-foot sidewalks and 8-foot planting strips along all portions of public streets.
- The area plan recommends front porches, balconies, and varying façades on new development. This petition proposes that all first story facades of all buildings along streets shall

incorporate columns, awnings, arcades, porches, stoops, windows, doors, or other architectural elements, so as to provide an improved pedestrian experience and to provide visual divisions between the first and second stories if the building is more than one story.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan (2010)*, from Residential up to 22 DUA to Residential over 22 DUA for the site.

Motion/Second: Barbee / McMillan
Yeas: Barbee, Blumenthal, Kelly, McMillan, Samuel,
and Welton
Nays: None
Absent: Nwasike
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *North Tryon Area Plan (2010)* recommendation of residential use, but inconsistent with the plan's recommended density.

The committee members voted to suspend the rules to ask the petitioner to clarify what type of development would occur in Areas C and D of the plan, which are adjacent to the single-family homes on Catalina Avenue. The petitioner clarified that Area D would be the clubhouse and community amenity area and Area C would be multi-family buildings oriented toward N. Pine Street.

There was no further discussion of this petition.

PLANNER

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