



Zoning Committee

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<b>REQUEST</b>	Current Zoning: MUDD-O (mixed use development, optional) and UR-2(CD) (urban residential, conditional) Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)
<b>LOCATION</b>	Approximately 4.48 acres located on the west side of Yuma Street, east of West Sugar Creek Road, and south of Interstate 85. (Council District 4 - Johnson)
<b>PETITIONER</b>	Charlotte-Mecklenburg Housing Partnership

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use up to 12 dwelling units per acre.

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:

- This site was rezoned to UR-2(CD) and MUDD(O) as part of Rezoning Petition 2018-154. Petition 2018-154 proposed up to 50 multi-family dwelling units along with a park, retention of an existing single-family home, and expansion of a parking facility for a nearby church.
- The current Rezoning Petition 2021-017 seeks to rezone the entire site to UR-2(CD) for a less intense development proposal, consisting of only the multi-family housing development and accessory uses and eliminating all other proposed developments from the 2018-154 rezoning. The site plan proposes two development areas. Development Area A includes the multi-family housing development and other accessory uses as allowed by UR-2 zoning, and Development Area B may be utilized as open space, an amenity area, and tree save.
- Proposed development fronting Yuma Street provides a front or side façade to existing single family detached dwellings fronting Yuma Street.

- The proposed density for the site is 11.6 DUA, consistent with the district plan recommendation of residential use up to 12 DUA.

Motion/Second: Welton / Kelly

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

Nays: None

Absent: Nwasike

Recused: Barbee

**ZONING COMMITTEE  
DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

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