
Note: There are valid protest petitions filed for this rezoning petition. Staff requested a deferral of this petition until the March 28, 2012 Zoning Committee meeting.

REQUEST Current Zoning: R-22MF, multi-family residential
Proposed Zoning: R-8MF, multi-family residential

LOCATION Approximately 38.79 acres located on both sides of Selwyn Avenue and Roswell Avenue from Lorene Avenue, north to Bucknell Avenue.

SUMMARY OF PETITION This petition proposes to reduce the allowed number of residential units from 22 units per acre to eight units per acre to be more compatible with the existing land use in the area.

Property Owner See attached list.
Petitioner Myers Park Homeowners Association. This is a third party petition.
Agent/Representative Ken Davies

Community Meeting Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to DEFER this petition to the March 28, 2012 Zoning Committee meeting.
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VOTE

Motion/Second:	Firestone/Phipps
Yeas:	Dodson, Firestone, Phipps, Rosenburgh and Zoutewelle
Nays:	None
Absent:	Allen and Griffith
Recused:	None

ZONING COMMITTEE DISCUSSION A Commissioner asked why a deferral was being requested for this petition since the Height In Residential District text amendment had been approved. Staff explained that the petitioner requested that the petition be withdrawn. However, there are sufficient protest petitions that must be removed before the Council can allow the withdrawal of the case. The deferral will allow time for staff to contact persons that signed the protest petitions and determine if they want to withdraw their signatures.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional request with no associated site plan.
 - **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends multi-family land uses on the subject parcels.
 - This petition is consistent with the *Central District Plan*.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Not applicable.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Charlotte Area Transit System Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Tammie Keplinger (704) 336-5967