

---



---

<b>REQUEST</b>	Current Zoning: R-22 MF, multi-family residential Proposed Zoning: R-8 MF, multi-family residential
<b>LOCATION</b>	Approximately 40.09 acres located on both sides of Selwyn Avenue and Roswell Avenue from Lorene Avenue, north to Bucknell Avenue.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with the <i>Central District Plan</i> .
<b>Property Owners</b>	See attached list.
<b>Petitioner</b>	Myers Park Homeowners Association. This is a third party petition.
<b>Agent/Representative</b>	Ken Davies
<b>Community Meeting</b>	Meeting is not required.

---

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional request with no associated site plan.
  - **Existing Zoning and Land Use**  
The subject properties are zoned R-22 MF and are primarily developed with single family and multi-family residential uses. The surrounding properties are zoned and used predominately for single family residential.
  - **Rezoning History in Area**  
The most recent proposed rezoning in the area was in 2008. The petition proposed to rezone the property located at Selwyn Avenue and Queens Road West for the construction of 42 multi-family units with associated parking at a density of 47.2 dwelling units per acre. This petition was denied by City Council on November 2008.
  - **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*.
- 

**PUBLIC INFRASTRUCTURE** (see full department reports online)

- **Vehicle Trip Generation:**  
Vehicle trip generation under the proposed zoning will be less than under the current zoning.  
**CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Schools:** No comments received.

- **Park and Recreation:** No comments.
- 

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **SITE DESIGN:** There is no site plan associated with this conventional rezoning request.
- 

**OUTSTANDING ISSUES**

No issues.

---

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Storm Water Review

**Planner:** Tammie Keplinger (704) 336-5967