



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 0.44 acres located north of Firefighter Place, east of 7<sup>th</sup> Street, and west of Weddington Avenue.  
(Council District 1 - Egleston)

**PETITIONER**

Hinshaw Properties, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Elizabeth Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The *Elizabeth Area Plan* recommends residential land uses up to 22 units per acre.

However we find this petition to Choose an item. public interest based on information from the staff analysis and the public hearing and because:

- The site is an infill parcel with frontage on 7th Street.
- The proposed density is slightly over the recommended density at 22.61 units per acre.
- The site is generally surrounded by existing attached and multi-family residential developments.
- The plan provides buffer/ screening abutting single family homes.
- The plan limits the height of the buildings to 48 feet which is compatible with surrounding development.
- The request provides a 10-foot vegetated area along the property line abutting the single family residence.
- The plan provides architectural standards related to building materials, limitations on blank walls, and treatment of corner/end units.
- The development enhances walkability via streetscape improvements along abutting frontages.

The approval of this petition will revise the adopted future land use as specified by the *Elizabeth Area Plan*, from residential up to 22 units per acre to residential over 22 units per acre for the site.

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

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. There was no discussion of this petition.

**PLANNER**

Claire Lyte-Graham (704) 336-3782