



Zoning Committee

REQUEST

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

LOCATION

Approximately 3.556 acres located along the south side of Billingsley Road, on the west side of Marvin Road, east of Ellington Street.
(Council District 1 - Egleston)

PETITIONER

Charlotte-Mecklenburg Housing Partnership

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 4-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The plan recommends multi-family residential with no specified density.

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:

- The adopted plan supports multifamily residential development.
- The proposal development supports the need for variety in housing types and housing needs.
- The request commits to 8-foot sidewalk and 8-foot planting strip along Billingsley Road and 10-foot multi-use path and 8-foot planting strip along Marvin Road.
- The request commits to provision of an ADA compliant bus waiting pad with location to be coordinated during the Land Development permitting process.
- The petition commits to 20-foot setbacks along Billingsley and Marvin Roads.
- The request provides a Class C buffer along all property lines abutting single family residential zoning or in single family residential use.
- The site is surrounded by a mix of single family, multifamily, institutional, office, and retail uses.

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. A Commissioner asked if it is common for area plans to not have a specified density, and staff responded that there are some plans that do recommend a specified density and there are others that do not. A Commissioner questioned if the site was actually in the East District, and another Commissioner confirmed that the site is in the Central District per Charlotte Explorer. Staff also provided clarity that a note committing to age-restriction was removed from the site plan at the request of the community (per the agent). There was no further discussion of this petition.

PLANNER

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