

Memo

To: City of Charlotte Planning Commission
From: Bryan Myrkle, Community Development Director
Date: November 25, 2020
Re: Request for rezoning – 301 & 335 Horatio Avenue

As you know, the City of Charlotte has received a request to rezone the property at 301 & 335 Horatio in order to facilitate the redevelopment of the balance of the site. There are 17 existing residential rental units at that location, developed approximately 15 years ago, and this proposal is to develop an additional 54 affordable rental units.

The property is currently zoned PD – Planned Development District, because it was the only zoning category the City of Charlotte had at the time the Old School Village Apartments project was proposed that allowed for mixed use. The original plan for that site included a number of retail spaces on the first floor.

This proposal is for a more traditional multi-family residential development that is more appropriate for the RM-2 Multiple Family Residential district. There are none of the complicating factors of mixed-use in a building or campus-style development like we have seen in the other PD district projects we have in Charlotte, the best example of which is the Sparrow Eaton hospital complex.

As is always the case in a City of Charlotte rezoning action, you are tasked with reviewing the request and making a recommendation back to the City Council.

In consideration of this request, I would like to offer the following information:

- The City's Future Land Use Map (Master Plan) calls for the site to be multi-family residential, and that is what this proposal is, so there is no conflict.
- The project, as proposed, would not conform to the existing PD zoning, but would be largely conforming to the requested RM-2 zoning. The minor deviations from RM-2 requirements are justified by the historic preservation aspects of the project and can be addressed by the Zoning Board of Appeals. These include a deviation in room density of approximately 10%, which is addressed in the site plan review memo. There also may have to be a lot split

or other boundary adjustment at some point in the future to accommodate the special tax exemption the developer is requesting from the City Council.

In short, this is a very straightforward zoning request that is in compliance with established City planning, and which is more appropriate for the project as it is proposed.