



17 November 2020

Charlotte City Council
Attn: Bryan Myrkle
Community Development Director
City of Charlotte
111 E. Lawrence Ave.
Charlotte, MI 48813
(517) 543-8853

Re: RM2 Multiple Family District Amendment Request for parcels at 301 + 335 Horatio Ave:
(Parcel ID: 200-051-000-110-00)
(Parcel ID: 200-062-600-195-00)
(Parcel ID: 200-051-000-260-00)

Dear Bryan,

On behalf of PK Companies, LLC, acting as their Agent, I am excited to be working through the entitlement process of site plan approval and a request to rezone from PD to RM-2 for the properties located at 301 and 335 Horatio Ave. PK Companies, LLC is a residential company with a focus on bringing desirable housing solutions to communities. They are a family-owned firm based in Okemos MI, providing development and property management. They specialize in multi-family housing and, in this instance, are planning to pursue a low-income housing tax credit program designation.

Our intent is to develop the property into a mixed-income residential project including significant renovations to the existing school structure and property. This will include the continued use of the existing 17 units with the creation of additional units. Assuming a successful rezone from PD to RM-2 Multiple Family District, the following ordinance is applied:

Per 82-427 item (D): In an RM-2 Multiple Family District, the total number of rooms, not including kitchen, dining and sanitary facilities, shall not be more than the area of the parcel, in square feet, divided by 1,200. All units shall have at least 1 living room and 1 bedroom, except that not more than 10% of the units may be of an efficiency apartment type. For the purpose of computing the permitted number of dwelling units per acre, the following room assignments shall control:

Efficiency	=	1 room
One bedroom	=	2 rooms
Two bedroom	=	3 rooms
Three bedroom	=	4 rooms
Four bedroom	=	5 rooms

Plans presented showing 1, 2 or 3 bedroom units and including a den, library or other extra room shall count such extra room as a bedroom for the purpose of computing density. The area used for computing density shall be the total site area exclusive of any dedicated public right-of-way of either interior or bounding roads. For the RM-1 District a minimum of 4,000 square feet of lot or site area shall be provided for each dwelling unit.

Integrated Architecture

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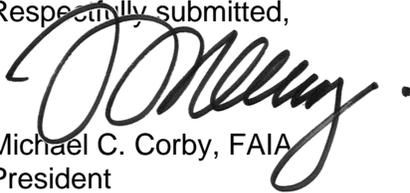
Based on a parcel area of 227,150 SF divided by 1,200 the total number of rooms per the ordinance is 189.

The proposed project is designed to maximize both the reuse and the preservation of the existing historic structure. This includes protection of the street-facing facades and street-facing window openings, as well as working within the existing structure of the overall building. Dwelling units were designed within the structure to align with existing windows. The quantity and size of the dwelling units that best supported preservation resulted in a slight deviation in the total room count. The proposed design has 71 units with 209 total rooms.

The proposed project has already removed a significant portion of the non-public facing and internal spaces to reduce the room count and create units filled with natural light. To reduce the room count further would require more alternations to the existing conditions with less success at preservation of the existing structure and public-facing facades along Horatio Ave. and East Seminary Street. The project seeks an amendment to allow for up to 209 rooms, from 189. We have tested the site capacity to confirm that parking and green space requirements can be satisfied while creating a successful living experience for the future tenants and adjacent neighborhood.

Thank you for your consideration.

Respectfully submitted,



Michael C. Corby, FAIA
President

Enclosure