

Memo

To: City Council

From: Bryan Myrkle, Community Development Director

Date: December 9, 2020

Re: Request for consideration of variance – Room density allowance – PK Development

On your December 14 meeting agenda as a Zoning Board of Appeal matter is a public hearing and action on a request for variance from the City's Zoning Code regulations on room density from PK Development.

Our code specifies the 'density' or maximum number of rooms that an individual site should have in a multiple family development. This is a straightforward calculation based on the square footage of the site.

In its plan to continue the redevelopment of the Old School Village site, PK Development is seeking a variance that would allow for approximately 10% more rooms than our code allows. The details and reasoning for this variance is contained in the attached request for amendment submitted by PK. In simplest terms, however, the variance is requested because they are trying to make best use of existing space within an historical structure.

In my review of this request, I did check with the City of Charlotte Fire Department to make sure they do not see this increase in density as a public safety issue. Chief Fullerton assured me that a 10% increase in density like this would not affect their fire response in any way.

Prior to taking action on this matter, you are required to conduct a public hearing. Please note that notices of this hearing have been mailed to the appropriate recipients, and published in the newspaper.