

REQUEST	<p>Current Zoning: R-5, single family residential, R-8, single family residential, R-22MF, multi-family residential, R-43MF, multi-family residential, UR-2, urban residential, O-2, office, TOD-M, transit oriented mixed use district, optional, MUDD-O, mixed use development, optional, B-1, neighborhood business, B-2, general business, I-1, light industrial, and I-2, general industrial</p> <p>Proposed Zoning: Historic District Overlay with existing underlying zoning to remain.</p>
LOCATION	Approximately 168.0 acres east of Interstate-77 and generally bounded by Dunkirk Drive, West Tremont Avenue, South Tryon Street, and West Summit Avenue
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition seeks to establish a Historic District Overlay for portions of the Wilmore neighborhood, thereby protecting and preserving its architectural and cultural heritage.
Property Owner Petitioner Agent/Representative	Numerous Wilmore Neighborhood Association Dr. Martha Cary ("Missy") Eppes
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	<p>Motion/Second: Simmons/Griffith</p> <p>Yeas: Dobson, Griffith, Randolph, Simmons, and Walker</p> <p>Nays: None</p> <p>Absent: Allen and Rosenburgh</p> <p>Recused: None</p>
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ZONING COMMITTEE DISCUSSION

Staff reviewed the petition to establish the Wilmore Local Historic District. The presentation emphasized six parcels that have been removed from the petition at the request of the petitioner, the Wilmore Neighborhood Association. These parcels are located at the northerly corner of the district at the intersection of Merriman Avenue and West Summit Avenue. Staff stated that other than the six deleted parcels above, no other property owners had contacted staff to discuss removal of their parcels from the proposed district.

The Zoning Committee was reminded of the steps in the designation process for a local historic district and how each was accomplished for this petition. It was noted that such steps are in addition to the rezoning process.

Staff reported that the protest petition percentage stands sufficient at 5.02 %. The protest petition originated in 2001 when the request to establish the historic overlay was originally submitted. The majority of the property owners that signed the protest petition were within the proposed overlay boundaries in 2001. Although the properties are no longer within the boundaries, their signatures remain valid. The petitioner continues to negotiate with owners of these parcels in hopes of having this percentage to fall below the 5% threshold. If this is accomplished before the scheduled decision by City Council, the protest petition would be insufficient.

Also in response to a question, staff briefly laid out the criteria and process by which other interested neighborhoods could seek consideration for designation as a Local Historic District.

**STATEMENT OF
CONSISTENCY**

This petition is found to be consistent with the *Central District* Plan and to be reasonable and in the public interest, by a 5-0 vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Dodson).

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Background of Historic District Overlay**

The Wilmore Neighborhood, to the southwest of Uptown Charlotte, is approximately 335 acres in size with over 600 homes. Lying to the west of Dilworth, Wilmore mirrors the single family bungalows and wide curvilinear streets and sidewalks of Dilworth. Its buildings illustrate a diverse collection of styles and construction methods, though the majority exhibit characteristics typical of early 20th Century bungalows.

On March 10, 2010, the Charlotte Historic District Commission voted unanimously to endorse the designation of Wilmore as Charlotte's sixth Local Historic District, noting that 78% of the buildings in the proposed district have been determined to be contributing to the historic character of the area. The Survey and Research Report on this designation was forwarded to the NC State Historic Preservation Office for review and comment. Their comments include that period cottages and houses "with very good historic integrity are found in the largely intact historic neighborhood."

• **Public Plans and Policies**

- The *Central District Plan* (1993) recommends the preservation of existing housing and the preservation of the unique historical and architectural quality of the Central District neighborhoods.

• **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.

- **Neighborhood & Business Services:** No issues.
 - **Schools:** No impact on school system.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - The overlay district supports the re-use of existing structures and associated environmental benefits.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application Form
- List of Property Owners Within Petition
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Neighborhood & Business Services Review
- Park and Recreation Review
- Pre-Hearing Staff Analysis
- Storm Water Review
- NC State Historic Preservation Office Letter

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