

REQUEST	Current Zoning: R-5, single-family residential Proposed Zoning: UR-2(CD), urban residential, conditional
LOCATION	Approximately 0.36 acres located along the east side of North Davidson Street between Charles Avenue and East 32 nd Street.
SUMMARY OF PETITION	This petition proposes to rezone 0.36 acres to allow the development of six residential units for an overall density of 16.6 units per acre.
Property Owner Petitioner Agent/Representative	J. Paul Sires and Ruth A. Lyons RED Partners Hall Johnston, RED Partners
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Note #5 has been revised to limit the allowed uses to six residential units and accessory uses including customary home occupations. 2. A note has been added that roll out sanitation cans will be provided for each unit. 3. A note has been added that large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course. 4. The maximum building height had been noted on the site plan as 50-feet. 5. The site plan shows landscaped area adjacent to the properties zoned R-5. 6. The petitioner has removed the notes #2, 6, and 8 from the site plan. 7. The petitioner has committed to provide a fence or wall for screening as required when less than five feet is provided from the property line to the driveway.
--------------------------------	---

VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Lipton /Dodson</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Fallon, Firestone, Lipton, and Rosenburgh</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Phipps and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Lipton /Dodson	Yeas:	Dodson, Fallon, Firestone, Lipton, and Rosenburgh	Nays:	None	Absent:	Phipps and Walker	Recused:	None
Motion/Second:	Lipton /Dodson										
Yeas:	Dodson, Fallon, Firestone, Lipton, and Rosenburgh										
Nays:	None										
Absent:	Phipps and Walker										
Recused:	None										

ZONING COMMITTEE DISCUSSION Staff reviewed the petition and noted that the outstanding site plan issues have been resolved. One Commissioner asked why the UR-2 zoning district was chosen and not UR-1. Staff explained that UR-1 is for single family and duplex dwellings and UR-2 is for multiple dwelling units housed in one building. There was no further discussion of this petition.

STATEMENT OF CONSISTENCY This petition is found to be inconsistent with the *North Charlotte Plan* but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Lipton).

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

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to six dwelling units in one building and all other uses in the UR-2 district.
- Six off-street parking spaces.
- Eight-foot planting strip and six-foot sidewalk along North Davidson Street.
- Elevations of the proposed building.
- Landscaping along the bordering R-5 properties.
- Maximum building height of 50 feet.
- Architectural and building material commitments.
- A Fence or wall for screening along the driveway.

- **Public Plans and Policies**

- The *North Charlotte Plan* (1995) recommends single family residential and the GDP support a density of up to 17 du, as illustrated in the table below:

Assessment Criteria	Density Category Up to 17 du
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	4 (Med-High)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Total Points Needed: 13	Total Points: 14

- This petition is inconsistent with the *North Charlotte Plan*.

- **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** No issues.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation:** No issues.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** Site meets minimum ordinance standards.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Application
- Community Meeting Report
- Pre-Hearing Staff Analysis
- Site Plan

Planner: Solomon Fortune (704) 336-8326