

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 and also to allow all other uses in the UR-2 district.
STAFF RECOMMENDATION	Staff recommends denial of this petition in its current form. The site plan should be amended to limit uses to six residential units and associated accessory uses, with no non-residential uses permitted. This petition is inconsistent the with <i>North Charlotte Plan</i>
Property Owner	J. Paul Sires and Ruth A. Lyons
Petitioner	RED Partners
Agent/Representative	Hall Johnston, RED Partners
Community Meeting	Meeting is required and has been held. Report available online.

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.
- **Existing Zoning and Land Use**
The subject site is currently zoned R-5 and is vacant. The surrounding properties are zoned R-5, MUDD-O, and I-2, are occupied by commercial and residential structures, or are vacant.
- **Rezoning History in Area**
Petition 2008-130 rezoned 0.20 acres southwest of the subject site on North Davidson Street to MUDD-O to allow the development of a restaurant.
- **Public Plans and Policies**
 - The *North Charlotte Plan* (1995) recommends single family residential and the GDP support a density of up to 17 dua, as illustrated in the table below:

Assessment Criteria	Density Category Up to 17 dua
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*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 10 trips per day.
Proposed Zoning: 50 trips per day.
 - **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood & Business Services:** No issues.
 - **Schools:** The proposed development would generate zero students. The net change in number of students generated from existing zoning to the proposed zoning is zero students.
 - **Park and Recreation:** No issues.
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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*.
 - Site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Revise note #7 to limit the allowed uses to six residential units and accessory uses.
 2. Show dumpster location.
 3. Add a note 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. Indicate the maximum number of stories in addition to the 50-foot height restriction.
 5. Commit and provide specifications for buffer or landscaped area to be provided adjacent to the properties zoned R-5.
 6. Remove the notes #2, 6, 8, and 12 from the site plan.
 7. Provide a fence or wall for screening as required when less than five feet is provided from the property line to the driveway.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Neighborhood & Business Services Review
- Park and Recreation Review
- Site Plan
- Storm Water Review