

REQUEST	Current Zoning: R-5, single family residential Proposed Zoning: R-12MF (CD), multi-family residential, conditional
LOCATION	Approximately .365 acres located on the east corner of the intersection of Holt Street and Herrin Avenue.
SUMMARY OF PETITION	The petition proposes to develop three detached single family dwellings at a density of 8.2 dwelling units per acre.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding site plan issues. This petition is consistent with the <i>North Charlotte Plan</i> which recommends single family residential and is the density is supported by the <i>General Development Policies</i> .
Property Owner	Lawrence J. Short
Petitioner	Lawrence J. Short
Agent/Representative	N/A
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:
 - Three detached single family dwellings.
 - New six-foot planting strip and five-foot sidewalk along Holt Street.
 - Building elevations with building material specifications.
 - Existing four-foot sidewalk and five-foot planting strip to remain along Herrin Avenue.
- **Existing Zoning and Land Use**
The site is currently vacant. The surrounding properties are zoned R-5, R-22MF, and B-1 and are occupied with residential, institutional, and commercial uses.
- **Rezoning History in Area**
Recent rezonings in the area include:
 - Petition 2005-085 rezoned the site located on the southeast of Charles Avenue and north of 35th Street from R-5 to UR-1(CD) to allow for subdivision and creation of an additional lot.
 - Petition 2007-049 rezoned the site located on the south side of Spencer Avenue from R-5 to UR-1(CD) to develop three single family dwellings.
 - Petition 2007-089 rezoned the site located on the northeast corner Oakwood Avenue and Anderson Street from R-5 to R-8(CD) to develop three single family dwellings.
- **Public Plans and Policies**
 - *The North Charlotte Plan* (1995) recommends single family residential for the site; however, the plan does not specify the density.
 - This petition does meet the *General Development Policies (GDP)* for the density requested, as illustrated in the table below.

Assessment Criteria	Density Category -over 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	5 (High)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Total points needed: 14	Total Points: 15

- The petition is consistent with the *North Charlotte Plan* and the density is supported by the *General Development Policies (GDP)*.

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.
 - Vehicle Trip Generation:**
 - Current Zoning: 10 trips per day.
 - Proposed Zoning: 30 trips per day.
 - Connectivity:** No issues.
- Charlotte Fire Department:** No issues.
- Charlotte-Mecklenburg Schools:** The proposed development would generate less than one student per dwelling unit.
- 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:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Building on an infill site that scores high on the *General Development Policies* for accessibility and connectivity.

OUTSTANDING ISSUES

- The petitioner should:
 - Modify note #5 in the Development Standards to signify that the four-foot sidewalk and five-foot planting strip on facing Herrin Avenue will be preserved.
 - Amend note #6 in the Development Standards to indicate the all trees in the rear yard will be preserved.
 - Remove note #7 in the Development Standards indicating that future amendments shall be

allowed by the petitioner.

4. Replace note #10 in the Development Standards with a note stating that garages on lots one and two must be located a minimum of ten feet behind the front face of either building and lot three's attached garage must be flush with or behind the side of the house facing Herrin Street.
 5. Remove attached elevation note that "elevations are conceptual and subject to change" and replace with "design details are subject to change".
 6. Replace note #2 in the Development Standards with a note that indicates that changes to the site plan will be in compliance with Section 6.207 of the Zoning Ordinance.
 7. Delete all notes that indicate that minimum ordinance standards will be met. The site plan should only include notes that go above and beyond the ordinance requirements.
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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 Park and Recreation Review
- Application
- Community Meeting Report
- Site Plan

Planner: Michael Cataldo (704) 336-8316