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| REQUEST | Current Zoning: R-5, single family residential. Proposed Zoning: UR-1(CD), urban residential, conditional |
| LOCATION | Approximately 0.53 acres located on the south side of Warp Street between Donatello Avenue and Herrin Avenue. |
| SUMMARY OF PETITION | Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>North Charlotte Plan</i> and the <i>Transit Station Area Principles</i> . |
| PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE | E&A Custom Builders, LLC E&A Custom Builders, LLC N/A |
| COMMUNITY MEETING STATEMENT OF CONSISTENCY | Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>North Charlotte Plan and the Transit Station Area Principles</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith, seconded by Commissioner Eschert). |

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| ZONING COMMITTEE ACTION | The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. Installation of curb and gutter in a manner that matches the existing curb line established on the south side of Warp Street. 2. Installation of a five-foot sidewalk along the site frontage at least four feet from the back of curb. 3. Adjusted proposed setback in order to ensure consistency with existing structures on Warp Street. 4. Extended driveways along the side of proposed structures to allow tandem parking (to accommodate a minimum of two automobiles). The petitioner has further extended the driveway on the westernmost lot proposed in order to allow for an option to add a garage in the rear. |
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| VOTE | Motion/Second: Phipps/Labovitz Yeas: Eschert, Griffith, Johnson, Labovitz, Lathrop, and Phipps Nays: None Absent: Allen Recused: None |
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| ZONING COMMITTEE DISCUSSION | Staff presented this item to the Committee, noting the responses provided in the <i>Rebuttal Statement</i> satisfied the outstanding issues relating to curb and gutter and building style. Staff stated that the petitioner met with CDOT and Planning staff on Monday, October 1 st to resolve issues pertaining to driveways and setbacks. Staff noted that the petitioner addressed the remaining outstanding items by modifying the site plan to 1) show the extension of the individual driveways to accommodate tandem parking and 2) adjusting the setback to ensure consistency with other structures on Warp Street. |
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There was no discussion of this petition.

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:
 - Creation of four lots, with each being approximately 45.75 feet x 126.71 feet (average) in dimensions.
 - Construction of a single family home on each of the four new lots.
 - Proposed setbacks of proposed homes to be consistent with existing structures along Warp Street.
 - Installation of five-foot sidewalk and eight-foot planting strip along Warp Street.
 - Extend individual driveways along sides of proposed structures to accommodate tandem parking of at a minimum two (2) cars. Westernmost lot provides extension of driveway to the rear of the building in order to accommodate an optional garage.
 - **Public Plans and Policies**
 - The *North Charlotte Plan* (1995) recommends single family residential for the subject property.
 - The parcel lies within ¼ mile of the proposed Blue Line Extension (BLE) 36th Street station. The *Transit Station Area Principles*, adopted in 2001 and used as the basis for station area plan land use recommendations, supports the preservation and protection of existing stable neighborhoods. This particular street is predominantly established single family residential and should retain that form of development.
 - The petition is consistent with the *North Charlotte Plan* and the *Transit Station Area Principles*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **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 Department:** No issues.
 - **Urban Forestry:** No issues.
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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-Environment*.

- Facilitates the use of alternative modes of transportation by being located within a ¼ mile of the proposed Blue Line Extension light rail transit station at 36th Street.
 - Minimizes impacts to the natural environment by redeveloping an infill lot.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte-Douglas International Airport 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
- Urban Forestry Review

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