
REQUEST	Current Zoning: R-5, single family residential, up to 5 dwelling units per acre. 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	The petition proposes to create four separate lots to allow the construction of four single family homes.
STAFF RECOMMENDATION	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	E&A Custom Builders, LLC
PETITIONER	E&A Customer Builders, LLC
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:

- 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.

- **Existing Zoning and Land Use**

- The rezoning site consists of two lots developed with a single family residence constructed in 1926, detached garage and accessory structures. The property is immediately surrounded by a variety of residential housing types (single family, condominium, and townhomes) with some office/warehouse and vacant industrial uses on properties zoned R-5, UR-1, UR-2(CD), UR-3(CD), MUDD-O, and I-2.

- **Rezoning History in Area**

Recent rezonings approved in the area include:

- Petition 2012-009 rezoned approximately 0.45 acres located on the south side of North Davidson Street between Herrin Avenue and Donatello Avenue, in order to accommodate the construction of 20 multi-family units.
- Petition 2009-006 rezoned approximately 13.57 acres located on the southwest corner of East Craighead Road and Philemon Avenue from I-1 and I-2(CD) to UR-2(CD) in order to allow the construction of 300 multi-family apartments at a density of 22.1 units per acre.
- Petition 2007-144 rezoned approximately 0.71 acres located on the southwest corner of North Davidson and Anderson Streets from I-2 to MUDD(CD) in order to allow the development of a mixed use structure consisting of up to 50 residential units, a maximum 12,000 square feet of retail space or work studios, an open parking structure below the building consisting of 38 parking spaces, and 32 off-site parking spaces to meet parking requirements.

- **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*.
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- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** CDOT has the following the comments:
 - Consolidate and share proposed driveways to allow for on-street parking along the petitioner's property edge.
 - Install the proposed curb and gutter in a manner that matches the existing curb line established on the south side of Warp Street.
 - Add a five-foot sidewalk along the site frontage at least four feet from the back of curb
 - **Vehicle Trip Generation:** CDOT notes that this request will not have a significant impact on the surrounding thoroughfare system.
Current Zoning: 20 trips per day.
Proposed Zoning: 40 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing and proposed zoning would generate zero students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Add a note on the site plan stating that the proposed lots shall meet the setback and yard requirements of the R-5 zoning district.
 2. Add information related to style and building materials to clarify how the properties will be "in keeping" with the existing abutting properties.
 3. Address CDOT comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- 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 Department
- Urban Forestry Review

Planner: Claire Lyte-Graham (704) 336-3782