

<b>REQUEST</b>	Current Zoning: R-5 HD-O, single family residential, historic district overlay (Wesley Heights) Proposed Zoning: UR-2(CD) HD-O, urban residential, conditional, historic district overlay (Wesley Heights)
<b>LOCATION</b>	Approximately 0.82 acres located on the west side of South Summit Avenue near the intersection of West Morehead Street and South Summit Avenue. (Council District 2 – Mitchell)
<b>SUMMARY OF PETITION</b>	The petition proposes a 35-unit multi-family development at a density of 43 units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	E.C. Griffith Company Mission Properties, LLC Tony Miller, Miller Architecture
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is required and has been held. Report available online. This petition is found to be inconsistent with the <i>Central District Plan</i> but found the proposed residential density consistent with the <i>General Development Policies</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Eschert).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Modified the "Number of Residential Units" to read: "Up to 35 Multi-Family Units Apartments (as allowed by parking)".</li> <li>2. Indicated "Residential Density" as "43 dwelling units per acre".</li> <li>3. Deleted Note 1g "Square footage of Non-Residential Uses".</li> <li>4. Modified "Maximum Building Height" to indicate a limit of three stories and 50 feet in addition to the UR-2 height requirements.</li> <li>5. Indicated outdoor amenities will be provided for the residents.</li> <li>6. Modified Note 4a as follows: "Multi-Family Residential &amp; Uses Accessory to Residential, Street Level Retail &amp; Parking".</li> <li>7. Rewrote Note 5d as follows: "Parking Location: Parking will be provide on-site to the side and rear of the proposed building and on-street along South Summit Avenue as permitted by CDOT".</li> <li>8. Modified Note 12a to indicate freestanding lighting will be limited to 20' in height and all lighting shall utilize full cut-off type lighting fixtures.</li> <li>9. Deleted sheet Z103.</li> <li>10. Addressed the Transportation comment by removing the pavement marking for on-street parking along South Summit Avenue from the site plan.</li> </ol>
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<b>VOTE</b>	Motion/Second:	Walker/Nealon
	Yeas:	Allen, Eschert, Labovitz, Nealon, and Walker
	Nays:	None
	Absent:	Lathrop
	Recused:	Johnson

**ZONING COMMITTEE DISCUSSION**

Staff presented the petition and indicated a second community meeting was held to address concerns regarding the first community meeting being held on a holiday. The Zoning Committee had no further discussion.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A 35-unit multi-family development limited to one building.
- A building envelope that steps back from South Summit Avenue along the northern portion of the site to transition the building façade to the established setback within the Wesley Heights neighborhood.
- Building elevations are provided.
- Maximum building height of three stories.
- Minimum six-foot sidewalk along South Summit Street that may meander to preserve existing street trees.
- Ten and a half foot wide class “C” buffer abutting the R-5 zoned parcels along the rear property line to include plantings and an opaque wooden fence.
- Detached lighting will be limited to 20 feet in height and shall utilize full cut-off type lighting fixtures.

- **Public Plans and Policies**

- The *Central District Plan (1993)* recommends single family residential and references the residential location criteria of the General Development Policies for areas of higher density development.
- The *General Development Policies (GDP) (2003)* support residential densities in excess of 17 units per acre. The GDPs require 14 points to qualify for densities in excess of 17 dwelling units per acre. The land use and density proposed is appropriate due to the development meeting the design guidelines of the GDPs. In addition, the development will be required to comply with the Historic District Commission’s design requirements and approvals.

<b>Assessment Criteria</b>	<b>Density Category - Over 17 du/a</b>
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	5 (High)
Road Network Evaluation	0 (No)
<b>Design Guidelines</b>	<b>4 (Yes)</b>
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 14</b>	<b>Total Points: 14</b>

- The petition is inconsistent with the Central District Plan; however, the density is supported by the General Development Policies.

- **Staff Recommendation (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.

**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*.
    - Minimizes impacts to the natural environment by building on an infill lot.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- 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 Review
- Urban Forestry Review

**Planner:** Shad Spencer (704) 353-1132