
REQUEST	Existing Zoning: UR-2(CD) HD-O, urban residential, conditional, historic district overlay (Dilworth) Proposed Zoning: UR-2(CD) SPA HD-O, urban residential, conditional, site plan amendment, historic district overlay (Dilworth)
LOCATION	Approximately 1.1 acres located at the north corner of the intersection of East Tremont Avenue and Euclid Avenue. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes a site plan amendment to: <ol style="list-style-type: none">1) increase the number of multi-family dwellings from 52 to 54 units; and2) convert the dwelling units from "for sale" condominium units to apartment units.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>South End Transit Station Area Plan</i> and the <i>Dilworth Land Use and Streetscape Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Trehouse, LLC and Betsy Bullard Gateway Communities Matt Majors, Axiom Architecture
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

• Background

- The subject site was rezoned in 2007 (Petition 2007-099) to allow for a three-story, 52-unit condominium development very similar in form to what is being proposed by the current rezoning.
- The increase of two residential units is a permitted administrative amendment. Changing owner occupied units to rental units is not permitted administratively; therefore, this is the purpose of the rezoning.
- The entire property is within the Dilworth Historic District. Three of the four structures on the property were recognized as contributing structures at the time of the 2007 rezoning.

• Proposed Request Details

The site plan amendment contains the following changes:

- Convert the residential units from "for sale" condominium units to apartment units.
- Increase the number of dwelling units from 52 to 54 units.
- Retain building placement and height of the original rezoning, with slight modifications to the building elevations.

• Existing Zoning and Land Use

The subject site is currently occupied by office and residential uses. Abutting the property to the northwest along Tremont Avenue is a predominately residential mixed use building zoned TOD-M(CD). Properties northeast and southeast of the site are zoned R-22MF and R-5 and contain single family residential homes. Southwest of the property across Tremont Avenue are two multi-family developments within the O-2 and B-2 zoning districts.

• Rezoning History in Area

A number of rezonings have taken place to accommodate transit oriented development west of the subject site closer to the light rail line.

• Public Plans and Policies

- The subject rezoning incorporates parcels within both the *South End Transit Station Area Plan* (2005) and the *Dilworth Land Use and Streetscape Plan* (2006). These plans were amended by Petition 2007-099 and recommend a residential land use with up to 47.3 dwelling units per acre.
 - This petition is consistent with the *South End Transit Station Area Plan* and the *Dilworth Land Use and Streetscape Plan*.
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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:** Modify the proposed on-street parking along Euclid Avenue so that it starts a minimum of 20 feet from the radius of the proposed Type II modified driveway.
 - **Vehicle Trip Generation:**
Current Zoning: 300 trips per day.
Proposed Zoning: 360 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate 39 students. The net change in the number of students generated from existing zoning to the proposed zoning is 37 students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** 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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Indicate "Rezoning Petition Number 2013-027" within the title block.
 2. Modify the "Existing Zoning" as "UR-2(CD) HD-O (Dilworth)".
 3. Modify the "Proposed Zoning" as "UR-2(CD) SPA HD-O (Dilworth)".
 4. Modify the proposed on-street parking along Euclid Avenue so that it starts a minimum of 20 feet from the radius of the proposed Type II modified driveway.
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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-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

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