

REQUEST	Current Zoning: TOD-R(CD), transit oriented development - residential, conditional Proposed Zoning: TOD-R(CD) SPA, transit oriented development - residential, conditional, site plan amendment
LOCATION	Approximately 1.15 acres located on the west corner at the intersection of East Worthington Avenue and Cleveland Avenue. (Council District 1 – Maddalon)
SUMMARY OF PETITION	The petition proposes a site plan amendment to revise the proposed site layout and change the product type to multi-family residential with up to 33 dwelling units.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Bailey Family of Mecklenburg County Alpha, LLC Wendy Field, WFG Associates, LLC Jeff Orsborn, Orsborn Engineering Group
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>South End Transit Station Area Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Zoutewelle /Allen Yeas: Allen, Dodson, Labovitz, Low, Ryan, and Zoutewelle Nays: None Absent: Firestone and Walker Recused: None
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ZONING COMMITTEE DISCUSSION The committee discussed concerns presented by the Dilworth Community Development Association (DCDA) at the public hearing. Staff explained the petitioner did hold the required community meeting and that DCDA was invited. Seven people attended the meeting but it did not appear that any in attendance represented the Dilworth Community Development Association.

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 amendment contains the following changes:
 - Reduces the maximum number of units from 80 to 33.
 - Reduces the maximum building height from five stories (not to exceed 65 feet above the driveway entrance at East Worthington Avenue) to three stories (not to exceed 50 feet).
 - Provides parking at one space per dwelling unit.
 - Units will be located in four buildings, with each unit having a garage and drive connection to the internal street.
 - Changes product type from condominiums to multi-family residential.

- **Public Plans and Policies**
 - The *South End Transit Station Area Plan (2005)* recommends mixed transit supportive development.
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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.
 - **Vehicle Trip Generation:**
 - Current Zoning: 530 trips per day.
 - Proposed Zoning: 245 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate two students. The net change in the number of students generated from the existing zoning to the proposed zoning is zero students.
 - **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.
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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*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

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

- Application
- Locator Map
- Site Plan
- Community Meeting Report
- Pre-hearing Staff Analysis
- 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 Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: John Kinley (704) 336-8311