
REQUEST	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 townhomes with up to 33 dwelling units.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
PROPERTY OWNER	Bailey Family of Mecklenburg County Alpha, LLC
PETITIONER	Wendy Field, WFG Associates, LLC
AGENT/REPRESENTATIVE	Jeff Orsborn, Orsborn Engineering Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

Petition 2006-162, approved in 2007, rezoned the property from B-1 to TOD-R(CD). The approved site plan allows for the development of a building, up to five stories tall with a maximum of 80 condominium dwelling units. Parking is provided in a parking structure below the building at a rate of one space per bedroom.
- **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.
- **Existing Zoning and Land Use**
 - The subject site is located just outside of the Dilworth Historic District Overlay. The property is currently vacant. Prior uses include auto-oriented businesses, such as a taxi service.
 - The property surrounding the site is primarily zoned B-1 with two adjacent parcels zoned TOD-M, and one zoned NS. Current land uses adjacent to the site include a mixture of business and office uses. There is a mixed use development located to the south, across Cleveland Avenue.
- **Rezoning History in Area**

There have been a number of rezonings north, west and south of the subject petition to allow for transit oriented developments within the South End transit station area.
- **Public Plans and Policies**
 - The *South End Transit Station Area Plan (2005)* recommends Mixed Transit Supportive Development.
 - This petition is consistent with the *South End Transit Station Area Plan*.

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.

OUTSTANDING ISSUES

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

- Application
- Locator Map
- 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 Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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