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<b>REQUEST</b>	Current Zoning: R-5, single family residential and MUDD(CD), mixed use development, conditional Proposed Zoning: UR-2(CD), urban residential, conditional
<b>LOCATION</b>	Approximately 1.02 acres located on the northeast corner at the intersection of Ideal Way and Euclid Avenue. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow for the development of up to 23 single family attached units (for sale), at density of 22.05 dwelling units per acre.
<b>STAFF RECOMMENDATION</b>	Staff does not recommend approval of this petition. The petition is inconsistent with the <i>Dilworth Land Use and Streetscape Plan</i> , as amended by the previous rezoning, which recommends residential at five units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Mary Helms Stubbs, and Howard and Christine Keller Weekley Homes LP, c/o Shannon Boling Walter Fields
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### PLANNING STAFF REVIEW

- **Background**

Rezoning petition 2006-128 (petitioner Blue Sky Partners, LLC), which was approved in December 2006, rezoned an 0.80-acre portion of the subject site from R-5 (single family residential) to MUDD(CD) (mixed use development, conditional) in order to allow the construction of four for-sale townhomes with open space, at a density of five dwelling units per acre. Building heights were limited to 43 feet along Marshall Place and 49 feet along the green space behind the buildings.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

  - Up to 23 single family (for-sale) attached homes with individual covered patios and two-car garages, at a density of 22.05 dwelling units per acre.
  - Maximum building height of 40 feet.
  - Internal residential alleyways providing access onto Euclid Avenue and Marshall Place.
  - Six-foot sidewalks and eight-foot planting strips along Euclid Avenue and Ideal Way.
  - Five-foot sidewalk and eight-foot planting strip along Marshall Place.
  - Four on-street parking spaces on Euclid Avenue.
  - Landscaped area along Ideal Way called "Ideal Way Street Park" consisting of:
    - Steps up to private terrace;
    - Pavers with bench;
    - Ornamental trees;
    - Seasonal annuals;
    - Dilworth neighborhood sign; and
    - Street trees.
  - Access to the site via Euclid Avenue and Marshall Place. Units accessed via internal residential alleys.
  - Landscape screen or fence along property line abutting parcel zoned R-5 (single family residential).
  - Retaining wall approximately four feet in height parallel to Ideal Way.
  - Building elevations.
- **Existing Zoning and Land Use**
  - The rezoning site is developed with three single family homes and is surrounded by single family homes zoned R-5 (single family residential), and a mix of residential, retail, and office uses along South Boulevard on properties zoned B-1 (neighborhood business), B-2 (general business), and TOD (transit oriented development).

- **Rezoning History in Area**
  - Rezoning petition 2011-015 rezoned approximately 1.19 acres located on the east side of the intersection at South Boulevard, Ideal Way, and Remount Road from MUDD-O (mixed-use development, optional) to MUDD-O (SPA) (mixed-use development, optional, site plan amendment). The petition allows a 31,200-square foot veterinarian clinic/animal hospital and all other nonresidential uses permitted in MUDD. In addition, several properties along South Boulevard have been rezoned to TOD (transit oriented development) in support of the South Corridor transit line.
- **Public Plans and Policies**
  - The *Dilworth Land Use and Streetscape Plan (2006)*, as amended by rezoning petition 2006-128, recommends residential land uses up to five dwelling units per acre.
  - The petition is inconsistent with 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:** No issues.
  - **Vehicle Trip Generation:**  
Current Zoning: 130 trips per day.  
Proposed Zoning: 180 trips per day.
  - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate one (1) student, while the development allowed under the proposed zoning will produce 13 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 12 students.
- **Charlotte-Mecklenburg Storm Water Services:** No comments received.
- **Charlotte-Mecklenburg Utilities:** No issues.
- **Engineering and Property Management:** 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*.
  - Minimizes impacts to the natural environment by building on an infill lot.

**OUTSTANDING ISSUES**

- The petitioner should:
  1. The proposed density is inconsistent with the area plan.
  2. Provide a six-foot sidewalk along Marshall Place.
  3. Modify the labeling of the sidewalk widths on Euclid Avenue and Ideal Way, as they are partially obscured by the trees and therefore difficult to read.
  4. Label the ornamental fence (including height) proposed along Euclid Avenue, Ideal Way, and Marshall Place.
  5. Amend Development Data to explain discrepancy between existing site area of 1.028 acres and proposed site area of 0.84 acres. Specify amount of proposed right-of-way.
  6. Add a note stating that additional right-of-way on Euclid Avenue, Ideal Way and Marshall Place will be dedicated and conveyed to the City.
  7. Specify building materials.

8. As part of Architectural Standards notes, provide language regarding no expanses of blank walls exceeding 20 feet in length for the two end units that have a side along Euclid Avenue.
  9. Remove the "net" acreage on the site plan.
  10. Amend the proposed density so that it is based on the gross acreage as per the Zoning Ordinance.
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**Attachments Online at [www.rezoning.org](http://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 Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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