

<b>REQUEST</b>	Current Zoning: UR-2(CD) HD-O, urban residential, conditional, historic district overlay Proposed Zoning: TOD-RO HD-O, transit oriented development - residential, optional, historic district overlay
<b>LOCATION</b>	Approximately 0.40 acres located on the north side of East Tremont Avenue between Cleveland Avenue and Euclid Avenue across from Atherton Heights Lane. (Council District 1- Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the construction of 12 multi-family units over structured parking at a proposed density of 35.2 units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Trehouse, LLC New Carolina Income Properties, LLC Matthew G. Majors, Axiom Architecture
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	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 Ryan).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Added an optional provision to reduce the required 10-foot buffer along the eastern property line from 10-feet to 5-foot 10-inches.</li> <li>2. Showed and labeled the 10-foot buffer along the rear property line between the proposed development and the adjacent UR-2 (urban residential) zoning on the site plan.</li> <li>3. Showed and labeled the reduced buffer and described what will be provided in the buffer area along the eastern property line on the site plan.</li> <li>4. Amended Note A under Optional Provisions by removing the language "in keeping with the South End area plan and TOD overlay."</li> <li>5. Amended Note B under Streetscape and Landscaping to describe the provided buffers between the proposed project and the UR-2 (urban residential) zoning.</li> <li>6. Indicated in the notes and on the site plan drawing the existing 60- foot street right-of-way and an eight-foot planting strip and six-foot sidewalk would be provided within the right of way.</li> <li>7. In consultation with Planning staff, removed the note: "Improvements within the setbacks will comply with the South End Transit Station Area Plan."</li> </ol>
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<b>VOTE</b>	Motion/Second:	Allen/Ryan
	Yeas:	Dodson, Allen, Ryan, Eschert, Zoutewelle, and Labovitz
	Nays:	None
	Absent:	Low and Walker
	Recused:	None

**ZONING COMMITTEE DISCUSSION**

Staff presented the petition to the Zoning Committee and noted the outstanding issues had been addressed. Commissioner Ryan stated she felt the site plan and design for this project were right for Dilworth and the transit station area. There was no further discussion on this petition.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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

**PLANNING STAFF REVIEW****• Background**

- The two parcels included in the subject rezoning were part of two previous, larger rezonings that included the subject parcels and approximately 0.76 additional acres at the corner of East Tremont Avenue and Euclid Avenue. Petition 2007-99 changed the zoning from B-1 (neighborhood business) and R-22MF (multi-family residential) to UR-2(CD) (urban residential, conditional) to allow for 52 condominiums at an overall density of 47.3 units per acre.
- A subsequent site plan amendment, petition 2013-027, was approved and amended the parking configuration, building layout and use from condominiums to multi-family units. The Historic District Commission denied the development proposal in 2013, following the rezoning.

**• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Development of 12 multi-family residential units in one building at a density of 35.2 units per acre.
- Parking ratio of two spaces per unit for a total of 24 spaces.
- Maximum height of 50 feet, not to exceed three stories.
- Open space totaling 20 percent of the site excluding parking areas.
- An eight-foot planting strip and six-foot sidewalk per the *South End Transit Station Area Plan*.
- Description of the proposed building materials to include: brick base and patio walls, paintable composite/wood windows, wood siding, wood columns with fiber cement clad or blend, fascia and upper frieze areas with smooth fiber cement paneling, painted wood/prefinished aluminum blend railings, 30-year architectural asphalt shingles on primary roof with seam metal on porch roof, precast and poured concrete porch, steps, and wall accents
- Elevations for the front, left and right sides of the building.
- Detached lighting limited to 20 feet in height, with full cut-off type fixtures.
- Optional requests include:
  - Reduction of the required rear yard when abutting an existing residential structure or residential zoning from 20 feet to 10 feet.
  - Reduction of the required side yard buffer when abutting an existing residential structure or residential zoning from 10 feet to 5 feet.

**• Public Plans and Policies**

- The *South End Transit Station Area Plan* (2005), as amended by rezoning 2013-027, recommends multi-family residential uses at a density of 47.3 units per acre. This density is consistent with transit supportive development. The property is located within ½ mile walk of the East/West Boulevard Transit Station.
  - This petition is consistent with the *South End Transit Station Area Plan*.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The number of students potentially generated under the current zoning is zero, while the development allowed under the proposed zoning will add zero students. Therefore, 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.
  - **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.
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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
- Rezoning Locator Map
- Charlotte Area Transit System Review
- Charlotte Solid Waste Services
- 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
- Urban Forestry Review
- Mecklenburg County Parks and Recreation Review

**Planner:** John Kinley (704) 336-8311