

<b>REQUEST</b>	Current Zoning: UR-2(CD) HD (urban residential, conditional, historic district overlay) Proposed Zoning: TOD-RO HD (transit oriented development - residential, optional, historic district overlay)
<b>LOCATION</b>	Approximately 0.75 acres located on the northeast corner at the intersection of East Tremont Avenue and Euclid Avenue. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes 12 townhomes at a density of 16 dwelling units per acre.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Dilworth Land Use and Streetscape Plan</i> which recommends residential land uses up to 47.3 dwelling units acre. The proposed density of 16 units per acre is less than the density of 47.3 units per acre called for by the plan, and meets the minimum density requirement of 15 dwelling units per acre for TOD (transit oriented development).
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Betsy S. Bullard New Carolina Income Properties, LLC Matthew G. Majors, Axiom Architecture
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

## **PLANNING STAFF REVIEW**

- **Background**
  - The subject property was part of rezoning petition 2007-099, which was approved by City Council in December of 2007. This petition rezoned 1.1 acres located at the corner of Euclid Avenue and Tremont Avenue to UR-2(CD) HD (urban residential, conditional, historic district overlay) to allow for 52 condominiums at a density of 47.3 units per acre. As the properties are located in the Dilworth Historic District, the developer was required to get plan approval from the Historic District Commission. However, development plans went to the Commission for review but were never submitted for final approval, and the properties were not redeveloped.
  - A site plan amendment, Petition 2013-027, was filed for the same property and was subsequently approved by City Council in May of 2013 to allow the residential units to change from ownership to rental and to modify the parking and building layout. The Historic District Commission denied the submitted development plans and the properties were not redeveloped.
  - Petition 2014-006 was approved in February 2014 and rezoned a 0.35 acre portion of the larger 1.1 acres included with Petitions 2007-099 and 2013-027 on East Tremont Avenue. This approved petition rezoned the 0.35 acre site to TOD-RO HD (transit oriented development - residential, optional, historic district overlay) to allow for 12 multi-family units at a density of 35.2 units per acre. This development plan was approved by the Historic District Commission.
  - The subject petition is for the remaining 0.75 acres of the original 1.1 acre site.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

  - Development of 12 multi-family residential units in two buildings at a density of 16 units per acre.
  - Maximum height of 50 feet, not to exceed three stories along Tremont Avenue and 2.5 stories along Euclid Avenue.
  - Approximately 20% open space.
  - An eight-foot planting strip and six-foot sidewalk along Tremont Avenue and Euclid Avenue.
  - Building materials to include masonry; stone; and wood lapped shingles and board/batten siding.
  - Architectural elements consist of porch elements on most townhomes, exterior balconies on all units, enhanced trim and detailing at casings and cornerboards, large windows, individual

- garages for all units and parking from an internal drive.
  - Elevations for the frontage along Tremont Avenue and Euclid Avenue.
  - Detached lighting limited to 20 feet in height, with full cut-off type fixtures.
  - Optional requests include:
    - Parking ratio of two spaces per unit.
    - Reduction of the required buffer when abutting an existing residential structure or residential zoning from ten feet to five feet. Planting requirements to be maintained, with addition of a six-foot high privacy fence.
    - Increase in the allowed maximum of two parking spaces per unit by 10% to provide two parking spaces for community/visitor parking.
  - **Existing Zoning and Land Use**
    - An office building and a multi-family building with 11 units exists on the site.
    - The site is located within the Dilworth Historic District Overlay.
    - The site is adjacent to properties zoned TOD-RO HD (transit oriented development – residential, optional, historic district overlay), TOD-M(CD) HD (transit oriented development – mixed-use, conditional, historic district overlay), O-2 HD (office, historic district overlay), R-22MF HD (multi-family residential, historic district overlay) and R-5 HD (single family residential, historic district overlay). Current land uses adjacent to the site include a mixture of single family and multi-family residential, a mixed use development, and office uses.
  - **Rezoning History in Area**
    - There have been a number of rezonings north, west, and south of the site to allow for transit oriented developments within the East/West Boulevard Transit Station Area.
  - **Public Plans and Policies**
    - The *Dilworth Land Use and Streetscape Plan* (2006), as amended by rezoning petition 2013-027, recommends multi-family residential uses at a density of 47.3 units per acre. The property is located within ½ mile walk of the East/West Boulevard Transit Station.
    - The petition is consistent with the *Dilworth Land Use and Streetscape 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.
    - **Vehicle Trip Generation:**  
Current Zoning: 360 trips per day.  
Proposed Zoning: 200 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 40 students, while the development allowed under the proposed zoning will produce nine students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 0 students.
  - **Charlotte-Mecklenburg Storm Water Services:** 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.
  - **Urban Forestry:** 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. Show the five-foot side yard line adjacent to the R-22MF (multi-family residential) zoned parcel to the northeast.
    2. Clarify under "Optional Provisions" Note a. by amending the second sentence as follows: "Buffer requirements of 6 trees and 20 shrubs per 100' will be maintained with the addition of a 6' high privacy fence rather than a masonry wall."
    3. Extend the five-foot wide buffer along the entire boundary with the adjacent R-22MF (multi-family residential) property. Include a note stating that: "The buffer area within the proposed tree save will be supplemented with additional plantings as necessary to meet the requirements of the Zoning Ordinance."
    4. Delete "Fire Protection" sections on the site plan.
    5. Show and label open space and specify improvements/amenities.
    6. Under "Parks Greenways and Open Space" delete Notes a., b. and c.
    7. Under "Environmental Features" delete Note c.
    8. Under "Transportation" delete Notes b., d., and e.
    9. Under "Permitted Uses" delete Note c.
    10. Under "Development Data Table" delete Note h.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department 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
- Urban Forestry Review

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