

---

<b>REQUEST</b>	Current Zoning: R-5 (single family residential) Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)
<b>LOCATION</b>	Approximately 0.177 acres located on the east side North Davidson Street between East 32nd Street and East 33rd Street. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses in the TOD (transit oriented development) district except eating, drinking and entertainment establishments, with the existing structure to remain.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. Staff also supports the optional provisions because they support maintaining the existing character of the neighborhood.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	John Ravelli Charlotte-Mecklenburg Planning Department John Ravelli
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 57

---

#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes retail and office uses allowed in the TOD (transit oriented development) district and excludes eating/drinking/entertainment establishments.
- Provides four parking spaces.
- Preserves the existing mill house structure and commits to retaining the residential character including any additions and expansions.
- Specifies exterior lighting will be residential in character.
- Specifies that if dumpsters are required by the tenant they will be screened according to the standards of the Ordinance and that garbage pick-up will be after business hours.
- Optional requests include:
  - Reduce the required 16-foot setback along North Davidson Street to 11.25 feet to accommodate the existing porch.
  - Allow the existing four-foot wide sidewalk and 1.5-foot planting strip along North Davidson Street to remain.
  - Require no streetscape and sidewalk along East 32<sup>nd</sup> Street.
  - Reduce the required 16-foot setback along East 32<sup>nd</sup> Street to 6.25 feet to accommodate the existing structure.

- **Existing Zoning and Land Use**

- The property is currently a vacant single family home.
- Properties on the east side of North Davidson Street, north and east of the site, are zoned R-5 (single family residential) with single family uses. Properties to the south, across East 32<sup>nd</sup> Street, and west, across North Davidson Street, are zoned MUDD-O (mixed use development, optional) with a mixture of commercial uses, a brewery and multi-family residential.

- **Rezoning History in Area**

- There have been numerous rezonings in the area to accommodate transit supportive uses and the reuse of the existing mill homes along North Davidson for non-residential purposes.

- **Public Plans and Policies**

- The *Blue Line Extension Transit Station Area Plan* (2013) recommends transit supportive land uses, with a height limit of 50 feet.
  - The plan contains recommended design policies for this area in which this site is located, including encouraging the preservation and adaptive reuse of the mill houses and ensuring adequate parking is provided as development occurs.
  - The petition is consistent with the *Blue Line Extension Transit Station Area Plan*.
-

**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: 15 trips per day.  
Proposed Zoning: 130 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No comments received.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** 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.
- 

**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 facilitating the adaptive reuse of the existing structure.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Revise the plan to show the existing four-foot wide sidewalk and 1.5-foot wide planting strip along North Davidson Street to remain.
    2. Revise the site plan to show nine required parking spaces in the rear of the site to meet the minimum parking requirements for an eating/drinking/entertainment establishment.
    3. Specify the maximum building height of 50 feet under the development notes.
    4. Delete the optional request 3 to allow the existing streetscape along North Davidson Street to remain as this it is covered through optional provision 2.
    5. Revise the proposed use and Note 5 under General Notes on the site plan to reflect all uses permitted in the TOD-M (transit oriented development – mixed-use) district.
    6. Change Note 2 under General Notes to say, "Existing building will remain and retain the existing mill house character with a porch along North Davidson Street, clear glass windows on all street fronting facades and entry door facing North Davidson Street".
    7. Amend Note 3 under General Notes limiting the height of detached, freestanding lighting to 15 feet.
    8. Delete Note 6. under General Notes.
    9. Change the label for the fence from "privace" to "privacy".
    10. Organize conditional notes under the appropriate categories.
- 

**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-Mecklenburg Storm Water Services Review

- Charlotte Water
- 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