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| REQUEST | Current Zoning: B-2(CD) (general business, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional) |
| LOCATION | Approximately 0.63 acres located on the northwest corner at the intersection of Hamorton Place and Landis Avenue. (Council District 1 - Kinsey) |
| SUMMARY OF PETITION | The petition proposes to allow the creation of six single family detached residential lots at an overall density of 9.52 units per acre. |
| PROPERTY OWNER | Mark A. Brummond |
| PETITIONER | Mark A. Brummond |
| AGENT/REPRESENTATIVE | Craig Isaac |
| COMMUNITY MEETING | Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4 |
| STATEMENT OF CONSISTENCY | <p>This petition is found to be consistent with the <i>Central District Plan</i> and the <i>General Development Policies</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends multi-family residential on this site; and • The <i>General Development Policies</i>, support up to 17 dwelling units per acre. <p>Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The rezoning will allow for the establishment of a zoning district and development pattern that is consistent with the plan, as well as the neighboring residential uses. <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Commissioner Nelson).</p> |

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| ZONING COMMITTEE ACTION | <p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Labeled site plan "Rezoning petition 2015-017." 2. Amended Development Data to state proposed zoning is UR-2(CD). 3. Amended Development Data to note existing use of property (residence with outbuildings). 4. Amended Development Data to state proposed use is up to six single family detached residential homes. 5. Amended Development Data to note proposed density as 9.5 dwelling units per acre. 6. Added language under General Provisions that states that alterations and modifications to the site plan will be subject Section 6.207. 7. Removed first sentence under General Provisions regarding existing conditional zoning. 8. Removed sentence under General Provisions pertaining to proposed use. 9. Amended Note 4 to reflect that the proposed permitted uses are up to six single family detached homes and accessory uses as allowed in the UR-2. 10. Removed paragraph under Development Data pertaining to other standard development requirements. 11. Labeled proposed six-foot sidewalk and eight-foot planting strip along Hamorton Place. 12. Under heading Streetscape and Landscaping add language that |
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| | <p>references Landis Avenue and Hamorton Place.</p> <p>13. Removed language under heading Signage and replace with note stating that signage will be per Ordinance.</p> <p>14. Under Transportation, removed reference to North Carolina Department of Transportation.</p> <p>15. Label zoning of abutting properties.</p> <p>16. Noted 50-foot right-of-way width of Hamorton Place.</p> <p>17. Under Note 8, replaced "Landscape Ordinance" with "applicable City Ordinances."</p> <p>18. Address Transportation and Storm Water Services comments as follows:</p> <p style="padding-left: 20px;">a. Addressed Transportation comment and increased total paved width to 16 feet to comply with Charlotte Land Development Standards Manual.</p> <p style="padding-left: 20px;">b. Addressed Storm Water Services comment by adding language to state that the petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. As requested, this language has been moved from Note 9 to Note 8.</p> |
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VOTE

Motion/Second: Sullivan/Lathrop
 Yeas: Dodson, Labovitz, Lathrop, Nelson, Ryan, and Sullivan
 Nays: None
 Absent: Eschert
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff presented this item to the Committee, noting that the petitioner had addressed all outstanding issues. A Commissioner noted that he was pleased to see this project as it would be an enhancement to the neighborhood.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
 (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - Approval of rezoning petition 1979-064 permitted the operation of sale of used furniture and a single family residence on the subject property.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - A total of six lots to accommodate single family detached residential homes, at a density of 9.52 units per acre.
 - Minimum lot area ranging from 3,975 to 5,801 square feet.
 - Maximum building height of 40 feet.
 - Proposed shared driveway from Landis Avenue to access lots.
 - Maximum height of any freestanding light fixture not to exceed 20 feet.
 - Front building elevations.
 - Proposed brick or parged block foundations. Exterior building materials consist of brick, painted/stained wood or cementitious lapped or shake siding.
- **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends multi-family residential on this site.
 - The site meets the General Development Policies (GDP) criteria for 17 dwelling units per acre.
 - The petition is consistent with the *Central District Plan*, and is further supported by the *General Development Policies*.

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 comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **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.
 - **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 redeveloping on an infill lot.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water 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: Claire Lyte-Graham (704) 336-3782