

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The <i>Central District Plan</i> recommends multi-family residential for this site. The <i>General Development Policies</i> (GDPs) support the density of the proposed project.
PROPERTY OWNER	Mark A. Brummond
PETITIONER	Mark A. Brummond
AGENT/REPRESENTATIVE	Craig Isaac
COMMUNITY MEETING	Meeting is required but has not been held. Number of people attending the Community Meeting: 4

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.
- **Existing Zoning and Land Use**
 - The site is currently developed with a single family residence and warehouses, and is immediately surrounded by a neighborhood with a mix of single family homes and multi-family residential development on properties zoned R-5 (single family residential), R-22MF (multi-family residential), and UR-2(CD) (urban residential, conditional). Also in close proximity is a mix of residential, retail, and office uses along Central Avenue in various zoning districts.
- **Rezoning History in Area**
 - Rezoning petition 2014-005 rezoned approximately 0.39 acres located on the north side of Central Avenue between St. Julien Street and Westover Street from B-1 (neighborhood business) to MUDD-O (mixed use development, optional) in order to allow the construction of a four-story building with 36 multi-family units with a gated structured parking area on the ground level.
 - Rezoning petition 2011-078 rezoned approximately 0.91 acres located on the southwest corner of Central Avenue and Westover Street from R-5 (single family residential) and B-1 (neighborhood business) to NS (neighborhood services), in order to allow the remodeling and reconfiguration of an existing gas station/convenience store with a non-conforming drive-through car wash to accommodate a new convenience store facility, and to bring the overall site into compliance with zoning requirements.
- **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends multi-family residential on this site.
 - The plan references the residential locational criteria of the *General Development Policies* (GDP)

for areas of higher density. The site meets the *General Development Policies* (GDP) criteria for 17 dwelling units per acre.

Assessment Criteria	Density Category - >over 17 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	5
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 14	Total Points: 14

- The petition is consistent with the *Central District Plan*, and is further supported by the *General Development Policies*. Rezoning the site from a non-residential zoning district to a residential zoning district 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.

DEPARTMENT COMMENTS (see full department reports online)

- Charlotte Area Transit System:** No issues.
- Charlotte Department of Neighborhood & Business Services:** No issues.
- Transportation:** CDOT requests that the total paved width of the proposed driveway into the site be increased to a minimum of 16-feet wide to comply with CLDS 11.19B Residential Alley Detail, Double-Loaded with Two-Way Operation.
 - Vehicle Trip Generation:**
 - Current Zoning: 115 trips per day.
 - Proposed Zoning: 80 trips per day.
 - Connectivity:** No issues.
- Charlotte Fire Department:** No comments received.
- Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 0.5 student(s), while the development allowed under the proposed zoning will produce 4 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 3.5 student(s).
- Charlotte-Mecklenburg Storm Water Services:** Move Note 9 under heading *Parks, Greenways and Open Space* and place under heading *Environmental Features*, and revise to state "The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance."
- Charlotte Water:** No issues.
- Engineering and Property Management:** See Storm Water Services comment above.
- Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- Mecklenburg County Parks and Recreation Department:** No issues.
- Urban Forestry:** 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 redeveloping on an infill site.

OUTSTANDING ISSUES

- The petitioner should:
 - Label site plan "Rezoning petition 2015-017".
 - Amend Development Data to state proposed zoning is UR-2(CD).
 - Amend Development Data to note existing use of property.
 - Amend Development Data to state proposed use is up to six single family detached residential homes.

5. Amend Development Data to note proposed density.
 6. Add language under General Provisions that states that alterations and modifications to the site plan will be subject Section 6.207.
 7. Remove first sentence under General Provisions regarding existing conditional zoning.
 8. Under General Provisions remove sentence pertaining to proposed use.
 9. Amend 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. Remove paragraph under Development Data pertaining to other standard development requirements.
 11. Label proposed six-foot sidewalk and eight-foot planting strip along Hamorton Place.
 12. Under heading Streetscape and Landscaping add language that references Landis Avenue and Hamorton Place.
 13. Remove language under heading Signage and replace with note stating that signage will be per Ordinance.
 14. Under Transportation, remove reference to North Carolina Department of Transportation.
 15. Label zoning of abutting properties.
 16. Note right-of-way width of Hamorton Place.
 17. Under Note 8, replace "Landscape Ordinance" with "applicable City Ordinances".
 18. Address Transportation and Storm Water Services comments.
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Attachments Online at 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 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

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