
REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 1.14 acres located on the north and south sides of McClintock Road near the intersection of St. Julien Street and McClintock Road. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes two developments on the north and south sides of McClintock Road totaling 12 single family detached, two to three-story dwellings.
STAFF RECOMMENDATION	Staff recommends approval upon resolution of outstanding issues. The residential use proposed by the petition is consistent with the <i>Central District Plan</i> , for all but one lot included in the rezoning petition. For that lot, the proposed residential use is inconsistent with plan's recommendation for office uses. The proposed densities of 10.24 units per acre (on the north side of McClintock Road) and 10.9 units per acre (on the south side of McClintock Road) are consistent with the density of over 17 dwelling units per acre supported by the <i>General Development Policies</i> (GDPs). In addition, the petition is compatible and consistent with the character and pattern of the surrounding land uses.
PROPERTY OWNER	Curry Family Partnership LLC, Ruth and Henry Purser, Patrick Rothe, Derick Ritter and Angela Wright
PETITIONER AGENT/REPRESENTATIVE	Robert Drakeford Robert Drakeford
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 12

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- The petition proposes 12 single family detached dwellings.
- Area A (located on the north side of McClintock Road)
 - Proposes seven single family detached dwelling units, at a density of 10.24 units per acre.
 - Dwellings will be accessed off McClintock Road via a 10-foot driveway and residential alley.
 - A 20-foot setback will be provided for Lots 1-6 along McClintock Road, and a 30-foot setback will be provided along St. Julien Street for Lot 7.
- Area B (located on the south side of McClintock Road)
 - Proposes five single family detached dwelling units, at a density of 10.9 units per acre.
 - Dwellings will be accessed off St. Julien Street via an alley.
 - A 20-foot setback will be provided for Lots 1-6 along McClintock Road, and a 20-foot setback will be provided for Lot 5 along St. Julien Street.
- A 16-foot side yard will be provided for the side of dwellings facing St. Julien Street. The remaining lots will have a side yard of 3.75 feet, reduced from five feet as allowed per the zoning ordinance.
- Maximum building height of 40 feet and up to three stories, with raised foundations.
- One story garages will be provided for each unit, with an option for a second story.
- An eight-foot planting strip and eight-foot sidewalk will be provided along the project's frontage on McClintock Road, and a six-foot sidewalk and eight-foot planting strip along the site's frontage on St. Julien Street.
- Building materials consist of hardiplank siding, wood, a masonry base, and veneer stoop elements. Roofing will be comprised of architectural asphalt shingles. Vinyl is prohibited as a building material but may be used on windows, soffits, garage doors and handrails/railings.

- Building renderings reflect prominent front porches and architectural style that is compatible and consistent with the character of the neighborhood.
- Dwellings located on corner lots fronting public streets will have a minimum of two windows on the ground floor, three windows on the second floor, and one on the third floor on the side of the house facing the street, in order to avoid blank walls.
- Detached lighting will be limited to 15 feet in height. All new lighting will be full cut-off type lighting fixtures excluding decorative lighting.
- **Existing Zoning and Land Use**
 - The subject properties are developed with single family dwellings and a duplex dwelling unit. Surrounding properties located to the west of St. Julien Street contain single family detached dwellings, duplex dwelling units, office, retail and warehouse uses in R-5 (single family residential), O-2 (office) MUDD-O (mixed use development, optional), and B-2 (general business). Some properties lie within the Plaza Central Pedestrian Overlay (PED) zoning district. Properties on the east side of St. Julien Street are zoned R-5 (single family residential) and are developed with single family detached units and duplex units.
- **Rezoning History in Area**
 - Petition 2011-46 rezoned property located along Central Avenue and bounded by The Plaza, McClintock Road and Nandina Street from B-2 PED (general business, pedestrian overlay) to B-2 PED-O (general business, pedestrian overlay, optional) to allow redevelopment of a grocery store with a maximum building square footage not to exceed 51,000 square feet.
- **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends single family land uses up to four units per acre for most of the subject properties, and office for one of the properties.
 - The plan references the residential locational criteria of the *General Development Policies* (GDP) for areas of higher density. The site currently meets the *General Development Policies* (GDP) criteria for the density requested.

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 residential use proposed by the petition is consistent with the *Central District Plan*, which recommends single family residential uses for all but one lot included in the rezoning petition. For that lot, the proposed residential use is inconsistent with plan's recommendation for office uses. The proposed densities of 10.24 and 10.9 units per acre are consistent with the density of over 17 dwelling units per acre supported by the *General Development Policies* (GDPs).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** Developer must comply with the City's housing policies if seeking public funding.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:**
 - Current Zoning: 460 trips per day.
 - Proposed Zoning: 100 trips per day.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate three students, while the development allowed under the proposed zoning will produce one student. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
- **Charlotte-Mecklenburg Storm Water Services:** Replace the existing notes under the heading

Environmental Features and replace with the following: "The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance."

- **Charlotte-Water:** No issues.
 - **Engineering and Property Management:** Show tree save areas and right-of-way trees on the site plan.
 - **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 infill lots.

OUTSTANDING ISSUES

- The petitioner should:
 1. Label the area on the north side of McClintock Road as Area A and the area on the south side of McClintock Road as Area B.
 2. Amend Note 4E to reflect a six-foot sidewalk and eight-foot planting strip along St. Julien Street.
 3. Add a note that garages may not be oriented toward the public streets.
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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

Planner: Sonja Sanders (704) 336-8327