

REQUEST	Current Zoning: R-12MF (multi-family residential) Proposed Zoning: R-8(CD) (single family residential, conditional)
LOCATION	Approximately 0.305 acres located on the north side of Baxter Street between Queens Road and Eli Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow a quadraplex dwelling unit at a density of 13.1 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	City of Charlotte Housing Authority Charlotte Housing Authority Neighboring Concepts
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 35
STATEMENT OF CONSISTENCY	<p>This petition is found to be inconsistent with the density recommendation of the <i>Midtown Morehead Cherry Area Plan</i>, however, to be consistent with residential uses recommended by the plan based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends residential at up to 12 units per acre for the subject property. <p>However, 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 proposed building form along Baxter Street is consistent with the general heights, setbacks, massing and building orientation of existing homes in the immediate area; and • A buffer and tree save area is provided abutting the single family properties to the rear; and • Only a small increase in density from 12 dwelling units per acre to 13.1 dwelling units per acre is allowed; and • Parking is located to the side of the proposed residential structures with only one driveway on Baxter Street; <p>By a 5-0 vote of the Zoning Committee (motion by Commissioner Lathrop seconded by Commissioner Eschert).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Amended Development Data Table, General Provisions and Permitted Uses to reflect the proposed zoning as R-8(CD). 2. Amended Note D under Architectural Standards as follows: "Rollout collection will be used." 3. Deleted the following note under Streetscape and Landscaping: "Buffer areas required by the zoning ordinance will be developed in accordance with Section 12.302." 4. Amended Note A under Signage to delete "the exact location of the site signage will be determined as part of the detailed construction and landscaping plans for the site." 5. Amended Note B under Lighting to state detached lighting will be full cut-off lighting fixtures excluding any decorative lighting. 6. Addressed Charlotte-Mecklenburg Storm Water Services comment by deleting the following from Note A under Environmental Features: "Each development parcel shall be evaluated for PCCO requirements individually."
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7. Amended building elevations as viewed from Baxter Street.
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VOTE	Motion/Second: Commissioner Lathrop/Eschert Yeas: Dodson, Eschert, Lathrop, Ryan and Sullivan Nays: None Absent: Labovitz Recused: Nelson	
ZONING COMMITTEE DISCUSSION	Staff provided an overview of the petition noting that all outstanding issues had been addressed, with the exception that the request is inconsistent with the <i>Midtown Morehead Cherry Plan</i> . A Commissioner expressed concern that the parking area has been moved from the rear of the site to the side where it is now closer to and more visible from the street. A Commissioner also noted that the building elevations for the pending rezonings petitioned by the Charlotte Housing Authority in this area look alike and lack variety in building type.	
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**
 - The subject property was rezoned from R-22MF (multi-family residential) to R-12MF (multi-family residential) via Petition 1993-80 as recommended per the Central District Plan
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - Allows the construction of a quadraplex dwelling unit.
 - Maximum 40-foot building height.
 - Specifies building materials to include a combination of brick, stone, precast concrete, synthetic stone, cementious board, stucco, EIFS, decorative block, and/or wood.
 - Prohibits vinyl and aluminum as a building material except on windows, soffits, handrails, and railings.
 - Building elevations that reflect proposed architectural style.
 - Specifies that no expanse of solid wall will exceed 20 feet in length.
 - Limits detached lighting to a height of 20 feet.
 - Six-foot sidewalk and eight-foot planting strip along the project frontage on Baxter Street.
- **Public Plans and Policies**
 - The *Midtown Morehead Cherry Area Plan* (2012) recommends residential development at 12 units per acre.
 - The proposed density of 13.1 units per acre is inconsistent with the *Midtown Morehead Cherry Area Plan* but the proposed residential use is consistent with the plan.
 - The petition is consistent with the goals of the plan to enhance the neighborhood's historic residential character and form, encourage well-conceived infill development, and provide viable housing opportunities in the neighborhood.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** The developer must comply with the City's Housing policies if seeking public funding.
- **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 building 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

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