

<b>REQUEST</b>	Current Zoning: R-12MF (multi-family residential) Proposed Zoning: R-8(CD) (single family residential, conditional)
<b>LOCATION</b>	Approximately 0.305 acres located on the north side of Baxter Street between Queens Road and Eli Street. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow a quadraplex dwelling unit at a density of 13.1 units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	City of Charlotte Housing Authority Charlotte Housing Authority Neighboring Concepts
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 35
<b>STATEMENT OF CONSISTENCY</b>	<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"> <li>• The plan recommends residential at up to 12 units per acre for the subject property.</li> </ul> <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"> <li>• 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</li> <li>• A buffer and tree save area is provided abutting the single family properties to the rear; and</li> <li>• Only a small increase in density from 12 dwelling units per acre to 13.1 dwelling units per acre is allowed; and</li> <li>• Parking is located to the side of the proposed residential structures with only one driveway on Baxter Street;</li> </ul> <p>By a 5-0 vote of the Zoning Committee (motion by Commissioner Lathrop seconded by Commissioner Eschert).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 5-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Amended Development Data Table, General Provisions and Permitted Uses to reflect the proposed zoning as R-8(CD).</li> <li>2. Amended Note D under Architectural Standards as follows: "Rollout collection will be used."</li> <li>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."</li> <li>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."</li> <li>5. Amended Note B under Lighting to state detached lighting will be full cut-off lighting fixtures excluding any decorative lighting.</li> <li>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."</li> </ol>
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- **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](http://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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