

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the density recommendation of the plan, which recommends residential uses up to 12 units per acre. The petition is consistent with the goals of the plan to enhance the neighborhood's historic residential character and form, and encourage well-conceived infill development. The proposed residential building is consistent with the heights, setbacks, building orientation and character of the existing homes on Baxter Street.
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

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, cementitious 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.
- **Existing Zoning and Land Use**
 - The subject property is developed with a duplex.
 - It is surrounded by single family detached, duplex, triplex and multi-family units zoned R-3 (single family residential), R-6 (single family residential), R-12MF (multi-family residential), R-22MF (multi-family residential), R-43 (multi-family residential) and UR-2(CD) (urban residential, conditional). A few other properties are zoned O-2(CD) (office, conditional) and developed with office uses.
- **Rezoning History in Area**
 - Rezoning petitions 2015-027 through 2015-030 are generally located between Cherry Street, East 3rd Street and Baxter Street and propose multi-family residential developments of different housing types at varying densities. These petitions are also scheduled to be heard at the February 23, 2015 City Council rezoning meeting.
 - Petition 2014-24 approved a UR-2(CD) SPA (urban residential, conditional, site plan

amendment) for 5.71 acres located on the west side of Luther Street to allow development of 39 single family detached dwelling units and two duplexes, at a density of 7.53 units per acre.

- **Public Plans and Policies**

- The *Midtown Morehead Cherry Area Plan* (2012) recommends residential development at 12 units per acre.
 - The proposed density is inconsistent with the *Midtown Morehead Cherry Area Plan*, but the petition is consistent with the goals of the plan to enhance the neighborhood's historic residential character and form and to encourage well-conceived infill development.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 150 trips per day.
Proposed Zoning: 150 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate three students, while the development under the proposed zoning will produce two students. Therefore, the net increase in the number of students is zero.
 - **Charlotte-Mecklenburg Storm Water Services:** Delete the following portion of Note 8R as follows: "Each development parcel shall be evaluated for PCCO requirements individually."
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Amend Development Data Table to reflect the proposed zoning as R-8(CD).
 2. Amend Note 6L under Architectural Standards to delete "where allowed by ordinance."
 3. Delete Note 7N under Streetscape and Landscaping.
 4. Amend Note 10V 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. Amend Note 11W under Lighting to state detached lighting will be full cut-off type lighting fixtures excluding any decorative lighting.
 6. Address Charlotte-Mecklenburg Storm Water Services comment.
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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 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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