

<b>REQUEST</b>	Current Zoning: R-22MF (multi-family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 0.40 acres located on the southwest corner at the intersection of Kenilworth Avenue and Pierce Street. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes eight multi-family dwelling units, at an overall density of 20.1 units per acre.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. This land use is consistent with <i>the Dilworth Land Use and Streetscape Plan</i> . However the requested height is inconsistent with the recommendation of the plan.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Kenilworth Corporation Selwyn Property Group Investments, LLC Grey Poole
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 9

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows eight multi-family dwelling units, with a two-car garage on the lower level of each unit.
- Specifies that non-residential uses will not be permitted.
- Access to the site via an alley with access to Pierce Street.
- A six-foot sidewalk and eight-foot planting strip along Pierce Street.
- Existing sidewalk and planting strip to remain along Kenilworth Avenue.
- Dedication of 40 feet of right-of-way along Kenilworth Avenue as measured from the existing centerline of the road.
- A 35-foot setback from the existing back of curb from Kenilworth Avenue.
- Proposed building elevations.
- Limits the height of detached lighting to 20 feet.
- Garbage and recycling to be handled with rollout containers for each unit.
- Limits the building height to 50 feet and three stories.
- Building materials to include brick veneer, masonry material, precast stone, synthetic stone, cementitious siding and trim, decorative block and/or wood.
- Front porches and stoops facing the public right-of-way for all units.
- Provides visitor parking internal to the site.

• **Existing Zoning and Land Use**

- The subject property is currently zoned R-22MF (multi-family residential) and developed with two residential structures. The surrounding properties are zoned R-8 (single family residential), R-22MF (multi-family residential), and MUDD-O (mixed used development, optional) and developed with single family and multi-family residential structures.

• **Rezoning History in Area**

- Petition 2015-013 south of the subject site approved nine attached single-family attached units on 0.42 acres for a density of 21.48 units per acre.
- Petition 2014-120 south of the subject site is currently under review and proposes 24 multi-family units on 0.21 acres for a density of 24 units per acre.

• **Public Plans and Policies**

- *The Dilworth Land Use and Streetscape Plan* (2006) recommends residential land uses up to 22 dwelling units per acre and a height limit of 40 feet.
- This petition is consistent with the *Dilworth Land Use and Streetscape Plan* but inconsistent with the 40 foot height recommendation.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** Petitioner should provide a bus shelter pad along Kenilworth Avenue.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: 600 trips per day.  
Proposed Zoning: 170 trips per day.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate six students, while the development allowed under the proposed zoning will produce six students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero students.
  - **Charlotte-Mecklenburg Storm Water Services:** 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 comments received.
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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. Modify Note A under transportation to read, "40 feet from centerline of Kenilworth Avenue will be dedicated and conveyed to the City of Charlotte."
    2. Show the *future* back of curb along Kenilworth Avenue and measure setbacks from it.
    3. Limit height of the proposed structure to 40 feet.
    4. Provide flexibility by adding a note that states that vinyl may be used for windows, soffits, attic vents and handrails and railings.
    5. Remove the five-year vesting request from the site plan as it was not on the rezoning application.
    6. Address Charlotte Area Transit System's comment.
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**Attachments Online at [www.rezoning.org](http://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
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Urban Forestry Review

**Planner:** Solomon Fortune (704) 336-8326