

<b>REQUEST</b>	Current Zoning: R-22MF (multi-family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)										
<b>LOCATION</b>	Approximately 1.35 acres located on the south side of East 36 <sup>th</sup> Street between Wesley Avenue and Holt Street. (Council District 1 - Kinsey)										
<b>SUMMARY OF PETITION</b>	The petition proposes to redevelop an existing 27-unit multi-family apartment site and increase the maximum number of units to a total of 51 units, at a density of 37.7 units per acre.										
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Beatty Investments, LLC Deborah B. Beatty and Gary L. Boger, Jr. Matt Langston										
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 8										
<b>STATEMENT OF CONSISTENCY</b>	<p>This petition is found to be consistent with the <i>Central District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The <i>Central District Plan</i> recommends multi-family residential uses; and</li> <li>• The proposed density is consistent with the density of over 17 dwelling units per acre supported by the <i>General Development Policies (GDPs)</i></li> </ul> <p>Therefore, 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 development will provide a new pedestrian friendly multi-family development in an in-town Charlotte neighborhood;</li> </ul> <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Labovitz).</p>										
<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ul style="list-style-type: none"> <li>• Added the following note as requested by Mecklenburg County Land Use and Environmental Services Agency: "No water supply wells including irrigation wells and open loop geothermal wells will be constructed on the properties."</li> <li>• Provided building elevations.</li> </ul>										
<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Dodson/Sullivan</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Eschert, Labovitz, Lathrop, Nelson, Sullivan and Wiggins</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Dodson/Sullivan	Yeas:	Dodson, Eschert, Labovitz, Lathrop, Nelson, Sullivan and Wiggins	Nays:	None	Absent:	None	Recused:	None
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Yeas:	Dodson, Eschert, Labovitz, Lathrop, Nelson, Sullivan and Wiggins										
Nays:	None										
Absent:	None										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff provided an overview of the petition noting there are no outstanding issues, and the petitioner has provided building elevations. There was no additional conversation.										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum 51 multi-family dwelling units in one principal structure.
- Minimum 20-foot setback measured from back of curb along East 36<sup>th</sup> Street and Holt Street.
- Maximum building height of 40 feet and three stories.
- Access via driveway connections to East 36<sup>th</sup> Street and Holt Street.
- No parking provided between the building and public streets.
- Utilizing existing on-street parking on East 36<sup>th</sup> Street and Holt Street.
- Providing an eight-foot planting strip and eight-foot sidewalk along both public streets.
- Building materials to include brick, stone and/or other masonry products, cementitious siding, or other similar durable siding materials. Any use of stucco will be hard coat stucco. Vinyl is prohibited as a siding material. Plastic or metal material may be used for windows, doors and trim materials.
- No expanse of blank wall exceeding 20 feet in length permitted along street frontages.
- An urban plaza/streetscape feature to be provided along East 36<sup>th</sup> Street will provide extra concrete that meets ADA standards for bus stop loading criteria.
- Building elevations.
- Added a note as follows: "No water supply wells including irrigation wells and open loop geothermal wells will be constructed on the properties."
- Detached lighting limited to 20 feet in height.

**Public Plans and Policies**

- The *Central District Plan* (1993) recommends multi-family residential uses in the area.
  - The plan references the residential locational criteria of the General Development Policies (GDP) for areas of higher density. The site meets the *General Development Policies* (GDP) for the density requested.
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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.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** No comments received.
  - **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 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.
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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 Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Sonja Strayhorn Sanders (704) 336-8327