

REQUEST	Current Zoning: R-22MF (multi-family residential) Proposed Zoning: UR-2(CD)(urban residential, conditional)
LOCATION	Approximately 1.35 acres located on the south side of East 36 th Street between Wesley Avenue and Holt Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The proposed residential use is consistent with the <i>Central District Plan</i> , which recommends multi-family residential uses. In addition, the proposed density is consistent with the density of over 17 dwelling units per acre supported by the <i>General Development Policies</i> (GDPs).
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Beatty Investments, LLC Deborah B. Beatty and Gary L. Boger, Jr. Matt Langston
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 8

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 36th Street and Holt Street.
 - Maximum building height of 40 feet and three stories.
 - Access via driveway connections to East 36th Street and Holt Street.
 - No parking provided between the building and public streets.
 - Utilizing existing on-street parking on East 36th 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.
 - Providing a concrete waiting pad for the existing CATS bus stop on East 36th Street.
 - Detached lighting limited to 20 feet in height.
- **Existing Zoning and Land Use**
 - The subject property is developed with 27 garden style multi-family dwelling units. The site is surrounded primarily by a mix of single family and multi-family residential uses in R-5 (single family residential), R-22MF (multi-family residential) and UR-2(CD) (urban residential, conditional) zoning, and a few commercial uses on properties zoned B-1 (neighborhood business).
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **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.

Assessment Criteria	Density Category - over 17 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	5
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 14	Total Points: 14

- The petition is consistent with the residential use recommended by the *Central District Plan*. The proposed density of 37.7 units per acre is consistent with the density of over 17 dwelling units per acre supported by the *General Development Policies* (GDPs).

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: 2,200 trips per day.
 - Proposed Zoning: 440 trips per day.
- Charlotte Fire Department:** No comments received.
- Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 21 students, while the development allowed under the proposed zoning will produce 37 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 16 students.
- 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:** A contamination site exists within 1,500 feet of the subject property. In order to comply with Mecklenburg County Ground Water regulations, the following note should be added: "No water supply wells including irrigation wells and open loop geothermal wells will be constructed on the properties."
- Mecklenburg County Parks and Recreation Department:** No issues.
- Urban Forestry:** No comments received.

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:
 - Add a note committing to provide a standard detail 60.01B concrete pad for the existing bus stop on East 36th Street.
 - Address Mecklenburg County Land Use and Environmental Services Agency comment.

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
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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