

REQUEST	Current Zoning: R-4 (single family residential) and B-1 (neighborhood business) Proposed Zoning: UR-3(CD) (urban residential, conditional)
LOCATION	Approximately 0.36 acres located on the north side of Huntley Place near the intersection of Huntley Place and Providence Road. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the development of vacant land in the Myers Park neighborhood for up to four single family attached dwelling units at density of 11.11 dwelling units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Simonini Saratoga, LLC Simonini Saratoga, LLC Jeff Brown/Keith MacVean, Moore Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition to be inconsistent with the <i>Central District Plan</i>; however, they found the petition to be consistent with the <i>General Development Policies-Residential</i> based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends retail development for this site; • However, the proposed residential density of 11.11 units per acre is supported by the <i>General Development Policies-Residential</i>. <p>Therefore, this petition was 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"> • Although the <i>Central District Plan</i> identifies site for retail, it also envisions a mix of uses including residential could be appropriate for this and surrounding sites; and • The requested residential density of 11.11 units per acre is supported by the <i>General Development Policies</i>; and • Proposed development will provide a moderate density residential transition from the Providence Road commercial area to the single family neighborhood; and • The low scale and generous setbacks of the proposed units are compatible with the existing neighborhood; and • The site has been designed to maintain the existing sidewalk and pedestrian activity along Huntley Place; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Dodson).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Petitioner has added a note that landscaping and shrubs will be provided near the back of the existing public sidewalk. 2. Sidewalk connections to the public street network have been shown on the plan for each unit. 3. The building setback has been labeled and shown as 20 feet from the back of the existing sidewalk, for an overall building face setback of 32.5 feet from the back of curb along Huntley Place. 4. Recessed doors and landscaped area have been provided for the two proposed internal units. 5. A note has been added to the "Architectural Standards" that decorative garage doors will be provided.
------------------------------------	--

VOTE	Motion/Second: Eschert/Wiggins Yeas: Dodson, Eschert, Labovitz, Majeed, Sullivan, and Wiggins Nays: None Absent: None Recused: Lathrop
ZONING COMMITTEE DISCUSSION	Staff presented this item and noted that all the outstanding issues had been addressed. There was no further discussion of the petition.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to four single family attached dwelling units at a maximum density of 11.11 dwelling units per acre.
- Provides architectural renderings of the front elevations, notes indicating proposed building materials, and prohibits vinyl as an exterior building material except for windows, soffits and trim.
- Proposed units will have, at a minimum, two-car garages.
- Limits maximum building height to 40 feet and two stories.
- Only two proposed driveways will be allowed for the four units.
- Proposed 32.5-foot setback from the back of the existing curb.
- Request to maintain the existing 4.6-foot sidewalk and eight-foot planting strip.
- Sidewalk connections to the public street network for each unit.
- Recessed doors and landscape area for the two internal units.
- Decorative garage doors for the proposed units.

• **Public Plans and Policies**

- The *Central District Plan* (1993) shows the proposed land use as retail.
- The *General Development Policies (GDP)-Residential* provides policy guidance for evaluating proposed residential densities greater than four units per acre. The site meets minimum *General Development Policies (GDP)* criteria for consideration of up to twelve dwelling units per acre.

• **TRANSPORTATION CONSIDERATIONS**

- Since this site does not generate a significant amount of traffic, the primary transportation goals are to minimize the disruption of the Huntley Place sidewalk with several driveways. The site design includes shared driveways, which achieves this goal.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte-Mecklenburg Schools:** No issues.
- **Engineering and Property Management:** No issues.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis

- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Transportation Review
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Mecklenburg Schools Review
 - Engineering and Property Management Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review

Planner: Solomon Fortune (704) 336-8326