

REQUEST	Current Zoning: R-4 (single family), 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. Number of people attending the Community Meeting: 6

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site design for the area between the building and the public sidewalk.</p> <p><u>Plan Consistency</u> The proposed development is inconsistent with the <i>Central District Plan</i>, which 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> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • Although the <i>Central District Plan</i> identifies this site for retail, it also envisions that a mix of uses including residential could be appropriate for this and surrounding sites, if designed to blend in with the adjacent single family residential, and to be pedestrian oriented. • The site is located between the Providence Road commercial corridor and single family housing in the Myers Park neighborhood. • The site will provide a moderate density residential transition from the Providence Road commercial area to the single family neighborhood. • The low scale and generous setbacks of the proposed units are compatible with the existing neighborhood. • The site has been designed to maintain the existing sidewalk and pedestrian activity along Huntley Place.
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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 20-foot setback from the back of the existing sidewalk.
 - Request to maintain the existing 4.6-foot sidewalk and eight-foot planting strip.
- **Existing Zoning and Land Use**
 - The western portion of the site is zoned B-1 (neighborhood business) and is currently vacant. The eastern portion of the site is zoned R-4 (single-family) and occupied with several garden

plots.

- Adjacent properties, zoned B-1 and R-4, are developed with a 3,000 square foot auto repair shop constructed in 1955 and a single-family residence.
- The property south of the subject site is zoned MUDD-O and developed with two commercial structures a 50,000 square foot supermarket (Harris Teeter) and a 32,000 square foot strip mall with various retail and office uses.
- **Rezoning History in Area**
 - Rezoning petition 2011-029 rezoned approximately 3.90 acres located at the intersection of Providence Road and Queens Road, generally bounded by Huntley Place and Bolling Road, to MUDD-O (mixed use development, optional) in order to demolish an existing grocery store and replace it with a maximum 42,200-square foot commercial building.
- **Public Plans and Policies**
 - The *Central District Plan* (1993) shows the proposed land use as retail.
 - The *Central District Plan* envisions that a mix of uses including retail, residential, and office in the vicinity of the site may be appropriate, if it is sensitively designed to blend in with adjacent single family, and is pedestrian oriented.
 - 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 as illustrated in the table below.

Assessment Criteria	Density Category – up to 12 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (Medium)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 13

- The petition supports the *General Development Policies-Environment* by redeveloping underutilized sites in a developed area, thereby minimizing further environmental impacts while accommodating growth.
- **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.
 - **Vehicle Trip Generation:**
 Current Zoning: 100 trips per day
 Proposed Zoning: 40 trips per day

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce zero students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Eastover Elementary (at 100%), Alexander Middle (at 116%) or Myers Park High (at 113%)
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **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.

OUTSTANDING ISSUES

Site and Building Design

1. Provide masonry screen walls and landscaping near the back of the existing public sidewalk to help screen the front-loaded garages from the street to be compatible with the adjacent property located at 130 Huntley Place. The height, length, and placement of these walls should be coordinated with CDOT and Planning.
 2. Provide individual sidewalk connections from the front doors of all units to the public sidewalk on Huntley Place. A combined sidewalk for units #2 and #3 could be provided. This combined sidewalk at the center of the site could break up the central screen wall with an architectural feature, such as an archway, to provide a visual focal point for the street-facing edge of the project.
 3. Increase building setback from Huntley Place five to ten feet to allow for the screen walls and landscaping and provide better maneuverability in the driveway areas.
 4. Consider recessing the two center attached units to create a courtyard and provide more articulation along the street-facing building façade.
 5. Add a note under "Architectural Standards" that decorative garage doors will be provided and designed to provide the appearance of two separate garage doors.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Transportation Review
 - Charlotte-Mecklenburg Schools 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

Planner: Solomon Fortune (704) 336-8326