

REQUEST	Current Zoning: R-5 (single family residential) and B-2 (general business) Proposed Zoning: UR-3(CD) (urban residential, conditional)
LOCATION	Approximately 2.71 acres located on the southeast corner at the intersection of Euclid Avenue and Atherton Street, also abutting Marshall Place. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the redevelopment of nine existing single family homes and two commercial sites in the Dilworth neighborhood with up to 61 dwelling units (16 duplex units and 45 multi-family units) for a density of 22.5 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Various Rockwell Capital, LLC John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 10

STAFF RECOMMENDATION	<p>Staff does not recommend approval of this petition in its current form due to density and encroachment into the Dilworth neighborhood.</p> <p><u>Plan Consistency</u> The parcels zoned R-5 (single family residential) are inconsistent with the <i>Dilworth Land Use and Streetscape Plan</i> recommendation for single family residential at a density of four units per acre. The parcels zoned B-2 (general business) are consistent with the <i>New Bern Transit Station Area Plan</i> recommendation for transit oriented development-mixed land use.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The plan recommends maintaining the established single family detached housing on Marshall Place. • The proposed duplex units will eliminate ten single family lots. • The proposed density along Marshall Place of approximately eight dwelling units per acre exceeds the plan recommendation for four dwelling unit per acre. • The scale of the duplex units is out of character with the typically smaller single family homes across Marshall Place. • The proposed setbacks are inconsistent with the setbacks for the single family home across Marshall Place.
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PLANNING STAFF REVIEW

- **Background**
 - In 2014 under petition 2014-063, a rezoning request was submitted for a portion of the subject site. The request was to change the zoning from R-5 to UR-2(CD) (urban residential, commercial) to allow the development of 37 attached single family (for sale) units, at a density of 13.81 units per acre.
 - On September 14, 2014, City Council denied the petition.
- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows up to eight duplex buildings for a total of 16 units (for sale) and 45 multi-family (for sale) units in a single building for a maximum overall density of 22.5 dwelling units per acre.
 - Maximum height of 40 feet for the proposed duplexes and maximum height of 50 feet for the multi-family structure.
 - Residential structures along Marshall Place will have a minimum setback of 24 feet from the proposed back of curb.
 - Building elevations with proposed materials to be stucco, hardi-plank, brick veneer, and metal

- accents. Vinyl as a building material is prohibited.
- Structured parking, for the multi-family building, to include 65 spaces. An additional 43 surface parking spaces and on-street parking and 32 garages spaces for the duplexes will result in a total of 140 spaces for the overall site.
- Eight foot-planting strip and eight-foot sidewalk will be installed along all public street frontages.
- Eight-foot wide pedestrian connection between Euclid Avenue and Marshall Place along the southern edge of the property.
- Internal pedestrian plaza area.
- **Existing Zoning and Land Use**
 - The ten parcels fronting Marshall Place are currently zoned R-5 (single family residential) and developed with single family structures.
 - The two parcels fronting Euclid Avenue and Atherton Street are zoned B-2 (general business) and developed with one story commercial use buildings.
 - The properties across Marshall Place are zoned R-5 (single family residential) and developed with single family homes.
 - To the south of the subject property is UR-2(CD) (urban residential, conditional) zoning, upon which townhomes are currently being constructed.
 - Across Atherton Street and Euclid Avenue, the properties are zoned B-2 (general business), and I-1(CD) (general industrial, conditional) and are developed with residential and commercial structures.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2014-001 rezoned 1.02 acres at the northeast corner of the intersection of Ideal Way and Euclid Avenue from R-5 (single family residential) and MUDD(CD) (mixed use development, conditional) to UR-2(CD) (urban residential, conditional) to allow for the development of 23 single family attached units at a density of 22.05 units per acre.
- **Public Plans and Policies**
 - The *Dilworth Land Use & Streetscape Plan* (2006) recommends residential land uses up to four dwelling units per acre for the parcels currently zoned R-5 (single family residential), with the intent of preserving the character of the existing single family neighborhood. The plan requires new development to be compatible in scale and massing with the existing neighborhood.
 - The *New Bern Transit Station Area Plan* (2008) recommends transit oriented development-mixed land use for the portion of the rezoning site zoned B-2 (general business) and supports a minimum density of 15 dwelling units per acre. The rezoning site is within ½ mile of the New Bern Light Rail Station.
 - The petition supports the *General Development Policies-Environment* by redeveloping an infill site, thereby minimizing further environmental impacts while accommodating growth.
- **TRANSPORTATION CONSIDERATIONS**
 - There are no major traffic impacts associated with this petition. In addition, the proposed development-advances the goal to make this area more walkable by implementing streetscape improvements along the fronting streets.
 - **Vehicle Trip Generation:**
 - Current Zoning: 200 trips per day (based on 10 single family units and 28,260 square feet of warehouse uses~~warehouse uses~~).
 - Proposed Zoning: 510 trips per day (based on 16 duplex units and 45 multi-family units).

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 13 students, while the development allowed under the proposed zoning will produce one student. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students. The proposed development is projected not to increase the school utilization (without mobile classroom units) for Dilworth Elementary (129%), Alexander Graham Middle (112%), and Myers Park High (115%).
- **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 comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Land Use

1. Eliminate the duplex units along Marshall Place and replace them with single family homes at a density of four units per acre or less, to be consistent with the adopted area plan. Staff could support this petition if this change is made.
2. Set back the units on Marshall Place to be consistent with the location of the existing homes across the street.

Site and Building Design

3. Provide landscaped terraces to provide visual interest and break up long expanses of blank wall for the proposed parking structure.
4. Provide landscaping (predominately evergreens trees and shrubs) and notes committing to screen the parking structure openings and expanses of blank walls.
5. Modify shape and location of openings for the proposed parking structure to provide a more cohesive façade.
6. Decrease the solid area of the proposed cheek walls along the Euclid Avenue elevation for the multi-family component.

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
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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