

<b>REQUEST</b>	Current Zoning: R-6 (single family residential) Proposed Zoning: R-22MF (multi-family residential)										
<b>LOCATION</b>	Approximately 0.08 acres located on the south side of Baxter Street between Queens Road and Eli Street. (Council District 1 - Kinsey)										
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the R-22MF (multi-family residential) district for a site in the Cherry neighborhood.										
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Nicholas Markos Kontos Charlotte-Mecklenburg Planning Department N/A										
<b>COMMUNITY MEETING</b>	Meeting is not required.										
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be consistent with the <i>Midtown, Morehead, Cherry Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends residential uses at a density up to 22 units per acre.</li> </ul> </li> <li>• 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: <ul style="list-style-type: none"> <li>• The subject 0.08-acre site is part of a larger 0.47-acre tax parcel; and</li> <li>• The remainder of the tax parcel is currently zoned R-22MF; and</li> <li>• Due to the small size of the subject site, it cannot be developed under the R-6 (single family residential) zoning; and</li> <li>• The proposed rezoning will result in the entire 0.47-acre tax parcel being zoned R-22MF (multi-family residential); and</li> <li>• With the exception of the R-6 (single family residential) zoned property directly to the west, the subject site is surrounded by properties on Queens Road and Baxter Street zoned for multi-family development; and</li> <li>• The request is consistent with the residential land use and density recommended by the recently adopted area plan;</li> </ul> </li> </ul> <p>By a 5-0 vote of the Zoning Committee (motion by Wiggins seconded by Majeed).</p>										
<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 5-0 to recommend <b>APPROVAL</b> of this petition.										
<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Eschert / Majeed</td> </tr> <tr> <td>Yeas:</td> <td>Eschert, Labovitz, Majeed, Sullivan, and Wiggins</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Lathrop, Spencer, and Watkins</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Eschert / Majeed	Yeas:	Eschert, Labovitz, Majeed, Sullivan, and Wiggins	Nays:	None	Absent:	Lathrop, Spencer, and Watkins	Recused:	None
Motion/Second:	Eschert / Majeed										
Yeas:	Eschert, Labovitz, Majeed, Sullivan, and Wiggins										
Nays:	None										
Absent:	Lathrop, Spencer, and Watkins										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff noted that this was a conventional request with no associated site plan and that it will allow all uses in the ordinance for this district. Staff also stated that this petition is consistent with the <i>Midtown, Morehead, Cherry Area Plan</i> . There was no further discussion of this petition.										
<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**

- **Background**
  - The subject property was included in a 1993 corrective rezoning for the *Central District Plan*, under petition 1993-079B. That rezoning request was for a change from R-22MF (multi-family residential) to R-6 (single family residential). Prior to the public hearing, the property owner requested that staff remove this site from the rezoning since it was part of a larger property zoned R-22MF (multi-family residential). Staff agreed to remove the site from petition 1993-079B, but the site was inadvertently left in the petition and was subsequently rezoned from R-22MF (multi-family residential) to R-6 (single family residential). This petition will return the site's zoning to the R-22MF (multi-family residential), consistent with staff's earlier intent.
- **Proposed Request Details**
  - This is a conventional rezoning petition with no associated site plan. The R-22MF (multi-family residential) district is designed to protect and promote the development of multi-family housing and a limited number of public and institutional uses.
- **Public Plans and Policies**
  - The *Midtown, Morehead, Cherry Area Plan* (2012) recommends residential lands uses up to 22 dwelling units per acre.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is between unsignalized intersections of a major thoroughfare and local streets. This petition will not significantly increase the amount of traffic generated by the site and CDOT has no concerns with this petition at this time.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Uses: 0 trips per day (based on vacant property).
      - Entitlement: 0 trips per day (based on 0 residential dwelling units due to size of property).
    - Proposed Zoning: 7 trips per day (based on 1 residential dwelling unit).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No comments received.
  - **Charlotte Fire Department:** No on-street parking without 26-feet of clear width; see Charlotte Fire Department website for guidance.
  - **Charlotte-Mecklenburg Schools:** No comments received.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 12-inch water distribution main located along Queens Road and an existing eight-inch water distribution main located along Baxter Street. Sewer system availability for the rezoning boundary is via an existing 12-inch gravity sewer main located along Baxter Street and an existing eight-inch gravity sewer main located along Queens Road.
  - **Engineering and Property Management:** No comments received.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments

- Charlotte Area Transit System Review
- Charlotte Fire Department 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
- Transportation Review

**Planner:** Solomon Fortune (704) 336-8326