

<b>REQUEST</b>	Current Zoning: R-4 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 3.31 acres located on the east side of Craig Avenue along Lydia Ridge Lane between Eastview Drive and Richland Drive. (Council District 5 - Ajmera)
<b>SUMMARY OF PETITION</b>	The petition proposes to develop a vacant site located in the Cotswold/Oakhurst neighborhood to allow 15 single family detached dwellings, at a density of 4.53 units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Jacob's Fork Properties, LLC Jacob's Fork Properties, LLC John Carmichael and Ty Schaffer, Robinson Bradshaw & Hinson, P.A.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 23
<b>STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee found this petition to be consistent with the <i>South District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The plan recommends residential land uses; and</li> <li>• The site meets the criteria set forth in the <i>General Development Policies (GDPS)</i> for an increase in density up to five dwelling units per acre.</li> </ul> <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"> <li>• The proposed infill development provides residential uses that are consistent with the adopted area plan; and</li> <li>• The subject property is adjacent to single family homes fronting Craig Avenue; and</li> <li>• The UR-2 (urban residential) district is intended to protect and enhance designated single family areas and to encourage appropriate infill development within these areas; and</li> <li>• Sites along Craig Avenue provide a similar lot width, setback, and spacing as the existing adjacent dwellings along Craig Avenue; and</li> <li>• Structures adjacent to existing dwellings along Eastview Drive provide appropriate building separation, screening and transition of height to those dwellings; and</li> <li>• The site is located within walking distance of the Oakhurst Neighborhood Park; and</li> <li>• The proposal assembles all contiguous properties without leaving isolated properties;</li> </ul> <p>By a 7-0 vote of the Zoning Committee (motion by McClung seconded by Majeed).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Added Note 3D under "Transportation" as follows: Any right-of-way required to be dedicated and conveyed by Petitioner to the City of Charlotte shall be dedicated and conveyed prior to the issuance of the first building certificate of occupancy for a dwelling unit to be constructed on the site. The right-of-way is shown at the back of sidewalk, which is adequate.</li> <li>2. Retained gated access though discouraged by CDOT. Amended Note 3B as follows: The proposed development may be gated as depicted on the rezoning plan, at the option of the petitioner. If the site is gated, adequate turnaround design, as approved by</li> </ol>
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- CDOT, will be provided.
3. Provided 60-foot wide lots, with a 40-foot front setback, minimum five-foot side yards, and maximum 40-foot maximum height for lots along Craig Avenue, to be compatible with the existing structures in the R-4 district along Craig Avenue. In an effort to provide appropriate separation, screening, and transition of height, tree save area measuring 30 feet, in some portions, will be provided to the rear of structures located adjacent to the homes along Eastview Drive. Lots in this area will be a minimum of 40 feet in width.
  4. Interior lots fronting the private street will provide a minimum setback of 18 feet from back-of-curb to the garage.
  5. Showed and labeled the future back of curb on Craig Avenue and measure the 40-foot setback from that location.
  6. Provided a 20-foot minimum depth from the back of sidewalk when tandem driveway parking is provided. Providing a maximum of seven feet from back of sidewalk to garage where tandem driveway parking is not provided.
  7. Specified width of the potential tree save area, as a minimum of 30 feet in some areas.
  8. Labeled building elevations to reflect a 60-foot lot fronting Craig Avenue, 40-foot wide interior lot fronting the private street, and the outer side of rear loaded homes facing private street or exterior property lines. Annotated elevations to show materials and architectural commitments.
  9. Amended Note 1C to add that modifications will be minor. Replaced "drives" with "street/drives."
  10. Noted that private street will be constructed to local residential medium street standards.
  11. Amended building elevations to indicate to which lots the elevations apply, and annotate elevations to show materials and architectural commitments.
  12. Reduced number of proposed single family detached dwellings from 17 to 15 units.
  13. Amended Note 3C under "General Provisions" to delete "and/or NCDOT."

**VOTE**

Motion/Second: Wiggins / Watkins  
 Yeas: Fryday, Lathrop, Majeed, McClung, Spencer, Watkins, and Wiggins  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided an overview of the petition, noting that the proposed land use is consistent with the residential land use recommended in the *South District Plan* and meets the site criteria set forth in the *General Development Policies* for an increase in density up to five dwelling units per acre. There was no further discussion.

**STAFF OPINION**

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**

- **Proposed Request Details**  
 The site plan accompanying this petition contains the following provisions:
- Maximum of 15 single family detached dwelling units at a density of 4.53 units per acre.
- Maximum building height of 40 feet.
- Providing 60-foot wide lots, with a 40-foot front setback, minimum five-foot side yards, and maximum 40-foot maximum height for lots along Craig Avenue, to be compatible with the existing structures in the R-4 district along Craig Avenue. In an effort to provide appropriate separation,

screening, and transition of height, tree save area measuring 30 feet, in some portions, will be provided to the rear of structures located adjacent to the homes along Eastview Drive. Lots in this area will be a minimum of 40 feet in width.

- Interior lots fronting the private street will provide a minimum setback of 18 feet from back-of-curb to the garage.
- Units fronting Craig Avenue will have detached alley-fed garages located behind the dwelling. Interior homes will have front loading garages.
- Site and units will be accessed off Craig Avenue via internal private streets constructed to local residential medium street standards.
- Sidewalks will be provided along internal streets.
- The proposed development may be gated as depicted on the rezoning plan, at the option of the petitioner. If the site is gated, adequate turnaround design, as approved by CDOT, will be provided.
- On-street parking will be provided along one of the internal private streets.
- All transportation improvements will be constructed prior to the issuance of the first certificate of occupancy.
- Any right-of-way required to be dedicated and conveyed by Petitioner to the City of Charlotte shall be dedicated and conveyed prior to the issuance of the first building certificate of occupancy for a dwelling unit to be constructed on the site.
- Building elevations are provided.
- Building materials will be a combination of brick, stone, or other masonry materials, synthetic stone and cementitious siding. Vinyl, EIFS and Masonite are prohibited as exterior building materials except vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- **Public Plans and Policies**
  - The *South District Plan* (1993) recommends single family land uses up to three dwelling units per acre.
  - The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre.

Assessment Criteria	Density Category – 4 up to 6 dua
Meeting with Staff	Yes (1)
Sewer and Water Availability	Yes (2)
Land Use Accessibility	Medium (2)
Connectivity Analysis	Low (2)
Road Network Evaluation	No (0)
Design Guidelines	No (4)
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 10</b>	<b>Total Points: 11</b>

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located along a major collector near an unsignalized intersection with a local street and next to the driveway to a CDOT Operations facility. The current site plan commits to streetscape improvements and the site will generate relatively low amounts of traffic
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: zero trips per day (based on a vacant lot).
      - Entitlement: 160 trips per day (based on 13 single family detached dwellings).
    - Proposed Zoning: 210 trips per day (based on 17 single family detached dwellings)

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

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Solid Waste Services:** No issues.
- **Charlotte Fire Department:** No parking on streets less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate nine students, while the development allowed under the proposed zoning will produce 10 students. Therefore, the net increase 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) over existing conditions:
    - Cotswold Elementary remains at 152%

- Alexander Graham Middle remains at 112%
  - Myers Park High remains at 114%.
  - **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Craig Avenue, and sewer system availability via existing eight-inch gravity sewer mains along Craig Avenue.
  - **Engineering and Property Management:**
    - **Arborist:**
      - No trees can be removed from or planted in the right-of-way of Craig Avenue without permission of the City Arborist's office.
      - Petitioner must submit a tree survey for all trees two inches or larger located in the rights-of-way, and the survey shall include all trees eight inches or larger in the setback.
    - **Erosion Control:** No issues.
    - **Land Development:** No issues.
    - **Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**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 Department of Neighborhood & Business Services Review
  - Charlotte Department of Solid Waste Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Sonja Strayhorn Sanders (704) 336-8327