

<b>REQUEST</b>	Current Zoning: R-43MF HD (multi-family residential, historic district overlay)  Proposed Zoning: UR-1(CD) HD (urban residential, conditional, historic district overlay)
<b>LOCATION</b>	Approximately 0.35 acres located on the north side of West Worthington Avenue between Wilmore Walk Drive and Wickford Place. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the redevelopment of an existing lot and single family structure with four detached dwelling units at a density of 11.4 units per acre in the Historic Wilmore Neighborhood.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	RCMD, LLC Craig Calcasola Craig Calcasola
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.</p> <p><u>Plan Consistency</u> The residential land use is consistent with the <i>Central District Plan</i>, and the density increase over four units per acre is supported by the <i>General Development Policies</i>.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The subject property is adjacent to and across from single family homes along Wickford Place and is located within the Wilmore Historic District.</li> <li>• The proposed development will add three additional homes, for a total of four homes on individual lots, along Wickford Place.</li> <li>• The proposed residential density of 11.4 dwelling units per acre provides a transition between the moderate density along Worthington Avenue and the low density along West Boulevard.</li> <li>• The proposed setback matches the setback of the previous building and is compatible with other setbacks along Wickford Place.</li> <li>• The proposed development improves the site with a planting strip and sidewalk which will improve the pedestrian experience.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Allows up to four detached dwelling units with an overall density of 11.4 dwelling units per acre.
  - Eight-foot planting strip and six-foot sidewalk along Wickford Place and West Worthington Avenue.
  - Minimum lot size of 4,000 square feet for each lot.
  - Minimum 21.5-foot front setback measured from the back-of-curb.
  - Maximum building height up to 40 feet.
  - Detached units will be rear loaded and accessed from a proposed ten-foot alley.
  - Details of the proposed trees that will be saved on the site.
  - Provides the following architectural treatments:
    - Building materials will be a combination of the following: German style siding, cedar shakes and brick veneer accents.
- **Existing Zoning and Land Use**
  - The subject site is currently zoned R-43MF HD (multi-family, historic district) and developed with a residential dwelling unit.

- The properties to the north and east are zoned R-8 HD (single family residential, historic district) and is developed with residential structures.
- The properties to the south and west are zoned R-8 (single family residential) and UR-2 (urban residential) and developed with multi-family residential structures and/or vacant.
- See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
  - Petition 2015-037 northeast of the site along South Tryon Street rezoned 0.46 acres to UR-C (CD)(HD), (urban residential commercial, conditional, historic district) to allow the development of four dwelling units and 5,948 feet of office uses.
- **Public Plans and Policies**
  - The *Central District Plan* (1993) recommends low-density residential uses.
  - The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration at the density proposed of up to 12 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 12 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	5
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 12</b>	<b>Total Points: 15</b>

- **TRANSPORTATION CONSIDERATIONS**
  - The petition is located at the unsignalized intersection of local streets. The current site plan commits to construction of curb and gutter and sidewalk along the site frontage. Additionally, the proposed rezoning is anticipated to generate fewer daily trips than the current entitlements. CDOT has requested that the petitioner explore cross access from Wilmore Walk Drive (private driveway) instead of adding an alleyway next to the existing driveway. CDOT prefers combined driveways when possible to provide more continuous walking paths.
  - See Outstanding Issues, Items 4 through 6.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 20 trips per day (based on one dwelling unit).
      - Entitlement: 210 trips per day (based on 15 dwelling units).
    - Proposed Zoning: 50 trips per day (based on four dwelling 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 on street parking along roads that are less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate seven students, while the development allowed under the proposed zoning will produce four 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), and utilization will remain as follows:
    - Barringer Elementary at 121%;
    - Sedgefield Middle at 104%; and
    - Harding University High at 129%.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing six-inch water main located along West Worthington Avenue and Wickford Place. The proposed rezoning is located in an area that Charlotte Water has been determined to have limited sanitary sewer system capacity. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. Charlotte Water New Services group is available at (704) 432-5801.

- **Engineering and Property Management:**
  - **Arborist:** No trees can be removed from or planted in the right-of-way of Wickford Place and Worthington Avenue without permission of the City Arborist's office. The petitioner also must submit a tree survey for all trees two inches or larger located in the rights of way. In addition, 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.
  - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

#### **OUTSTANDING ISSUES**

##### Site and Building Design

1. Show and label eight-foot planting strip and six-foot sidewalk along all public street frontages.
2. Show and label 21.5 front setback along Wickford Place from the future back-of-curb.
3. Show and label street centerline with the required right-of-way width along all public streets.

##### Transportation

4. CDOT requests the petitioner consider obtaining access to the proposed alleyway from Wilmore Walk Drive.
  5. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at two feet behind back of sidewalk.
  6. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued or phased per the site's development plan.
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#### **Attachments Online at [www.rezoning.org](http://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 Fire Department Review
  - Charlotte-Mecklenburg Schools 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:** Solomon Fortune (704) 336-8326