

REQUEST	Current Zoning: UR-1 (urban residential) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 0.17 acres located on the south side of Margaret Brown Street between South Sycamore Street and South Irvin Avenue. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow the reuse of existing 1,326 square foot single family structure and 500 square foot accessory building in the Third Ward Neighborhood for residential and meeting space uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	The Committee to Restore and Preserve Third Ward Inc. The Committee to Restore and Preserve Third Ward Inc. Chris Ogunrinde
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site design and technical issues.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Charlotte Center City 2020 Vision Plan</i>. While the plan does not make a specific land use recommendation for the site, it encourages the preservation and enhancement of Center City neighborhoods. This proposal is consistent with the intent of the plan.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is located on a short street in Third Ward that is primarily developed with single family homes. However, there are multi-family buildings at the intersection of Irwin Avenue and Margaret Brown Street, and on other nearby streets in this part of Third Ward. • The proposal allows for residential uses and “conference center, including facilities for corporate meetings, training, retreats, or other meetings” which, due to the limited size of the structure, is compatible with the immediate area. • The proposed request will maintain the existing single family structure on the site which will continue to contribute to the neighborhood’s established character. • The petition will provide a small gathering/event space for the community which may be converted into a residence again if so desired.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows an existing 1,326 square foot single family structure and 500 square foot accessory building to be used as a residence or neighborhood meeting space uses.
 - Maintains the existing structures on the site.
 - Existing structure provides a 30-foot setback measure from the back of the existing curb line.
 - Building heights will be limited to 40 feet.
 - Signage will not be allowed for the site.
 - Requests the following optional provisions to facilitate the reuse of the building and property:
 - Allow the existing two-foot planting strip and three-foot sidewalk to remain along the site’s frontage (eight-foot planting strip and six-foot sidewalk is normally required).
 - Allow relief from the 10-foot building separation required for the rear yard adjacent to existing residential uses (ten-foot building separation is required adjacent to residential uses). The proposed structure is three from the side and rear yard.

- **Existing Zoning and Land Use**
 - The subject site is currently zoned UR-1 (urban residential) and is developed with a single family structure.
 - The surrounding properties are zoned UR-1 (urban residential) and developed with single family structures.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-126 located northwest of the subject site is currently scheduled for a Public Hearing on June 19, 2017 to allow the development of seven attached residential dwelling units.
- **Public Plans and Policies**
 - The *Charlotte Center City 2020 Vision Plan* encourages future development to preserve and enhance the existing Center City neighborhoods.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a local street. To accommodate pedestrian trips, CDOT continues to request pedestrian improvements along the site frontages on Margaret Brown Street and to the next adjacent parcel.
 - See Outstanding Issues, Notes 2 through 4.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on one single family dwelling unit).
 - Entitlement: Allows for a wide variety of uses.
 - Proposed Zoning: 50 trips per day (based on 1,526 square feet of office uses).

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:** No comments received.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing six-inch water main located along Margaret Brown Street and sewer system availability via an existing eight-inch gravity sewer main located along Margaret Brown Street.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right-of-way of Margaret Brown Street 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. Remove the meeting space use and modify the proposed use to include "Conference Center, including facilities for corporate meetings, training, retreats or other meetings."

Transportation

2. The petitioner should revise the site plan to show existing curb to be replaced with two and a half-foot curb and gutter, eight-foot planting strip and six-foot sidewalk from Parcel 07321513 to intersection of Margaret Brown Street and South Irwin Avenue
3. 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.
4. 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.

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 Fire Department 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

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