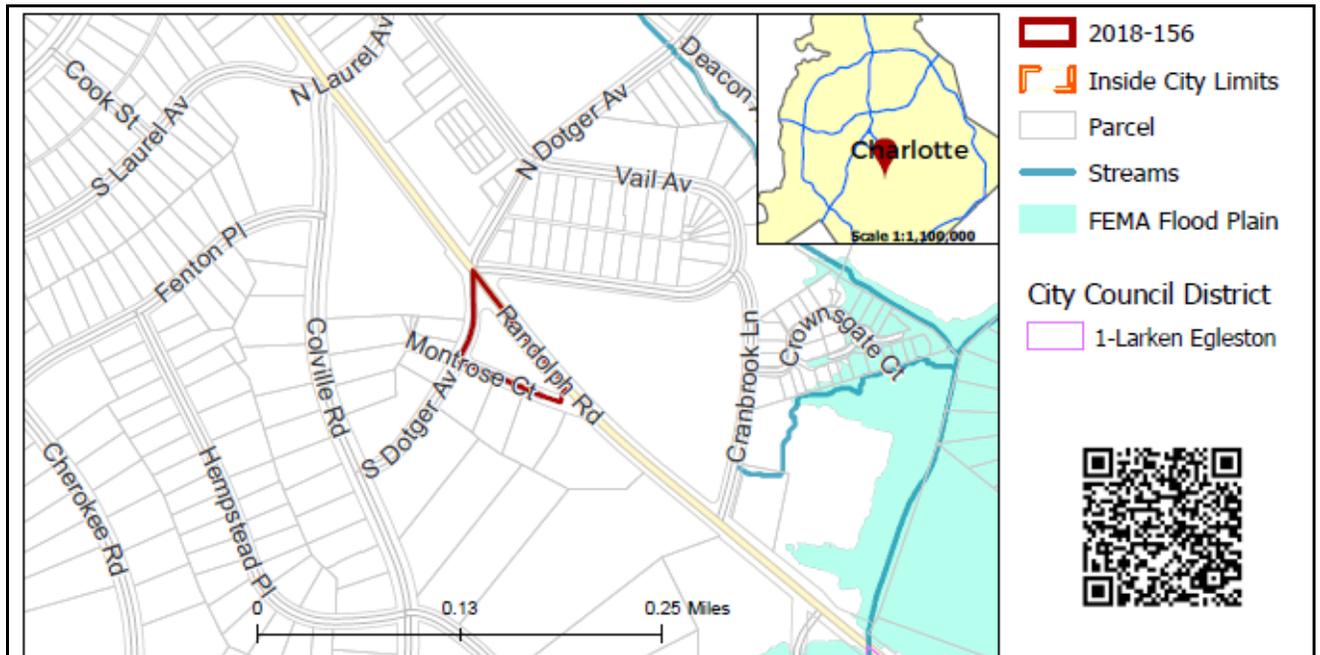


REQUEST

Current Zoning: R-3 (single family)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 0.66 acres located on the south side of the intersection Randolph Road, South Dotger Avenue and Montrose Court.
(Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes to allow one single-family home and one duplex unit for a total of three dwelling units.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Montrose Dogwood, LLC
Doug Dunaway
Collin Brown and Bailey Patrick Jr. / K & L Gates

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 8

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with residential land use in the *Central District Plan*, and the *General Development Polices* support a density up to six dwelling units per acre for the subject site.

Rationale for Recommendation

- The proposed density of 4.5 units per acre is slightly higher than what is allowed under the current zoning and is slightly higher than the adopted plan recommendation of four dwelling units per acre.
- The proposed development is consistent with the development pattern and residential land use recommendation for the site and surrounding area.

- The new development will upgrade the existing pedestrian network along the site's frontage.
- A single-family structure and duplex is a use allowed under the existing zoning district and the proposed district.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family residential use at four dwellings per acre to residential use at up to six dwellings per acre for the site.

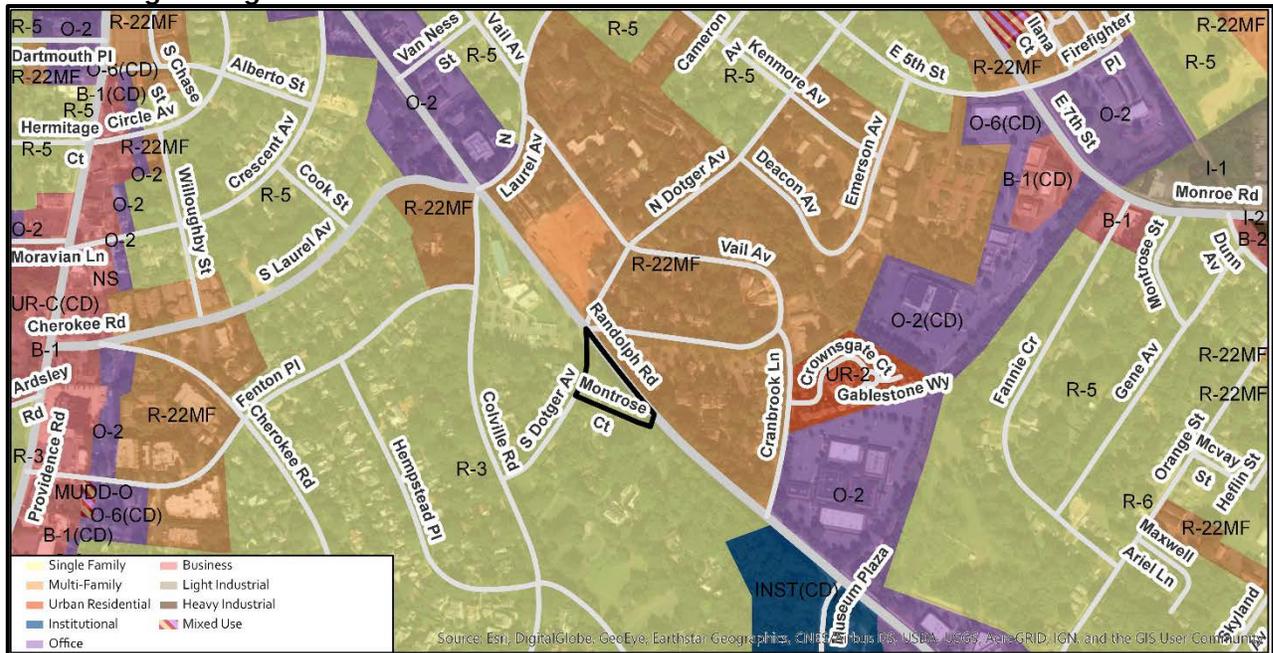
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to three residential units in two buildings, one detached single-family unit and one duplex unit at a maximum density of 4.5 dwelling units per acre.
- Eight-foot planting strip and six-foot sidewalk will be provided along South Dotger Avenue, Randolph Road, and Montrose Court.
- 40-foot setback along South Dotger Avenue and 30-foot setback along Montrose Court.
- Maximum of 48 feet in height for the proposed structures.
- Site access proposed along Montrose Court.
- **Proposed pedestrian improvements along South Dotger Avenue and Randolph Road intersection.**
- Provides the following architectural treatments:
 - Building materials will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco.
 - Vinyl may only be used on windows, garage doors, soffits, trim and handrails/railings.
 - Roof pitches of 5:12 for the principal structures.

• **Existing Zoning and Land Use**



- The subject property is developed with a duplex.



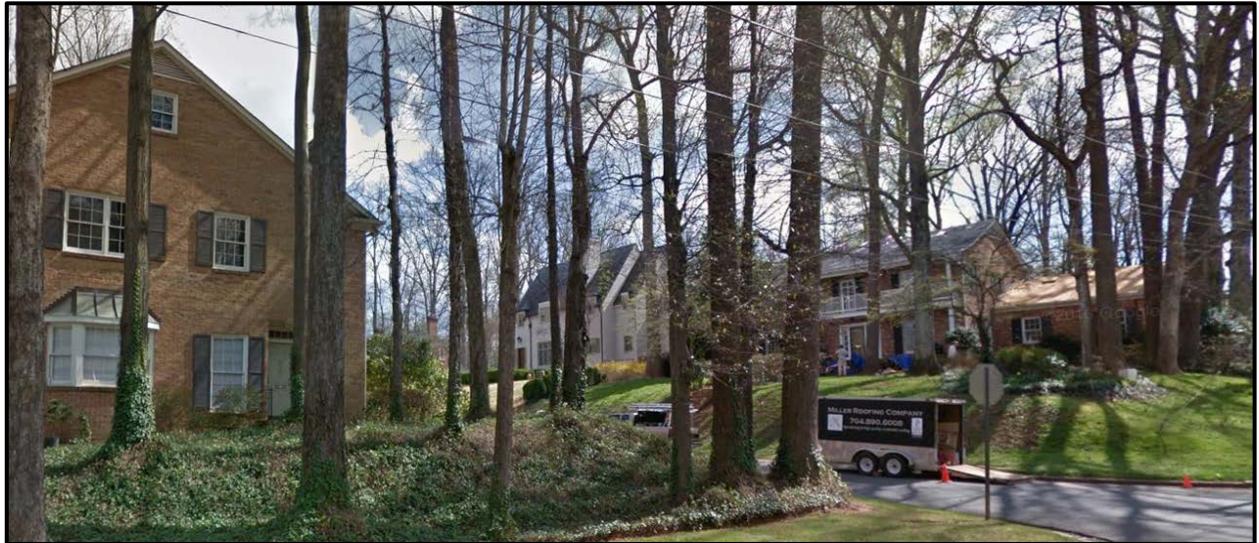
The subject property is developed with a duplex.



The properties to the south along Montrose Court are developed with single-family homes.

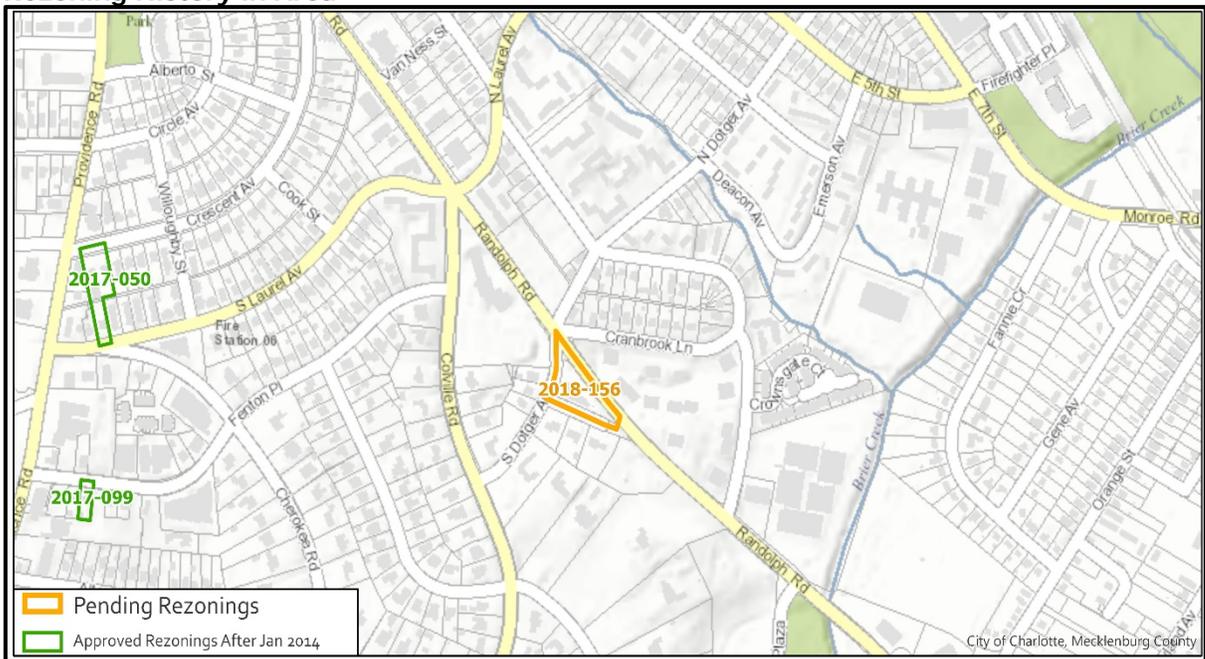


Property to the north and east along Randolph Road is developed with multi-family dwellings.



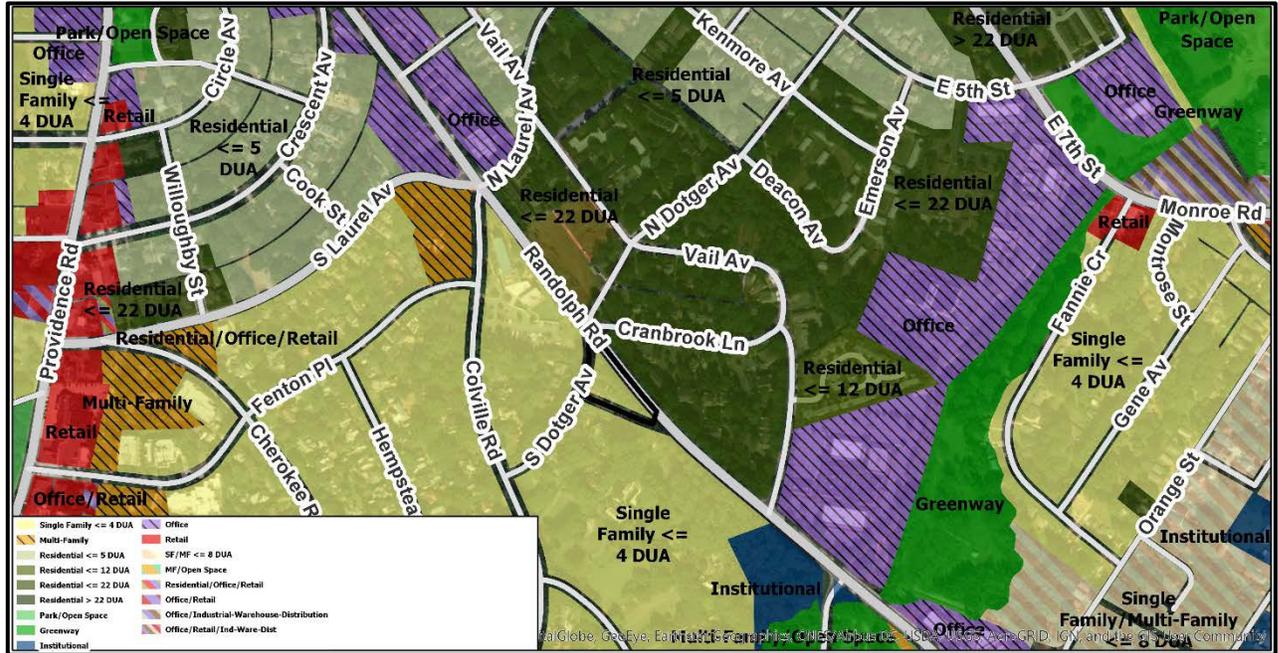
Properties to the east along South Dotger Avenue are developed with single-family homes.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-099	Rezoned 0.19 acres to MUDD-O to allow the reuse of a 2,650 square foot structure for office, retail and neighborhood food and beverage uses.	Approved
2017-050	Rezoned 0.77 acres to NS to allow 12 residential units and 7,600 square feet for retail and office uses.	Approved

• **Public Plans and Policies**



- The *Central District Plan* (1993) recommends single-family residential at four dwelling units per acre on the subject property.
- 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 of up to the 6 dwellings per acre proposed as illustrated in the table below.

Assessment Criteria	Density Category – up to 6 dua
Meeting with Staff	1 Point
Sewer and Water Availability	2 Points
Land Use Accessibility	2 Points
Connectivity Analysis	4 Points
Road Network Evaluation	0 Points
Design Guidelines	4 Points
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 13

• **TRANSPORTATION CONSIDERATIONS**

- The site is located along a thoroughfare and a local road. CDOT is requesting that the petitioner add conditional notes to match the improvements suggested on the site plan.
- See Outstanding Issues, Notes 2-4.
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 20 trips per day (based on two dwelling units).
 Entitlement: 20 trips per day (based on two dwellings units).
 Proposed Zoning: 30 trips per day (based on three dwelling units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.

- **Charlotte Water:** Subject site has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located along Montrose Court and an 8-inch water distribution main located along South Dotger Avenue. Sanitary sewer system infrastructure accessible for the rezoning boundary via existing 8-inch gravity sewer mains located along Montrose Court and South Dotger Avenue.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Label and show the proposed building frontages on the site plan.~~ Addressed

Transportation

2. ~~Revise the site plan and conditional note(s) to state that the access points will be limited to Montrose Court.~~ Addressed
3. ~~Revise the site plan and conditional note(s) to commit to installing a channelizing island on Dotger Ave and Randolph Road to improve the pedestrian crossing.~~ Addressed
4. ~~Add a conditional note that states "site commits to constructing the eight-foot planting strip and six-foot sidewalk as generally depicted on site plan."~~ Addressed

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management 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