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<b>REQUEST</b>	Current Zoning: UR-2(CD), urban residential, conditional Proposed Zoning: UR-2(CD) SPA, urban residential, conditional, site plan amendment
<b>LOCATION</b>	Approximately 5.71 acres located on the west side of Luther Street generally surrounded by Cherry Street, Main Street, Baxter Street and Eli Street. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes a site plan amendment to allow development of 39 single family detached dwellings and two duplexes, at an overall density of 7.53 units per acre.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Midtown Morehead Cherry Area Plan</i> , which acknowledges the previously approved multi-family land use but suggests that any new proposal should be single family residential that is compatible with the neighborhood character, at up to eight units per acre.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Stonehunt, LLC Stonehunt, LLC Anthony Hunt
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 55

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## **PLANNING STAFF REVIEW**

### **• Background**

- The subject property was rezoned via Petition 2007-128 from R-8 (single family residential) to UR-2(CD) (urban residential, conditional) to allow 63 townhome units at a density of 9.3 units per acre. The site was limited to no more than 14 buildings. The petition sought to abandon a portion of Main Street.

### **• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Overall 5.71-acre rezoning area is divided into two sections. Site A consists of 5.15 acres located south of Baldwin Avenue and sites B & C consists of one acre located north of Baldwin Avenue. Located between the two sections are Baldwin Avenue, a pocket park, and housing owned by the Charlotte Housing Authority.
- 33 single family detached dwellings are proposed on Site A.
- Six (6) single family detached dwellings and two duplexes are proposed on Sites B & C. The two duplexes will be located on corner lots of South Torrence Street and Luther Street.
- A new public street provided between Main Street and Luther Street.
- Elevations provided for proposed house designs, which limit units with front entry garages to a single car garage.
- Vinyl siding is prohibited as a building material but may be used on windows and door trim.
- All houses will have a porch that is a minimum of eight feet in depth.
- Identical house designs will be prohibited on abutting lots.
- A side or rear entry garage will be provided for 35 percent of the units while 45 percent of units will have a front entry and a one car garage. The remaining 20 percent of units will have a parking area provided in the front or side of the unit.
- All garages will be recessed from the face of the primary structure by a minimum of two feet and provide for 20 feet of driveway between the face of the garage and the back of the sidewalk.
- A six-foot sidewalk will be provided on lots fronting on an existing street where a sidewalk does not currently exist.
- Detached lighting limited to 20 feet in height.

- **Existing Zoning and Land Use**
    - The subject properties are vacant, with the exception of a few duplex/triplex units. The property is surrounded by single family, duplex/triplex, and multi-family units in R-6 (single family residential), R-8 (single family residential), R-12MF (multi-family residential), and R-22MF (multi-family residential) zoning districts. Various other properties are zoned O-2 (office) and are developed with office uses.
  - **Rezoning History in Area**
    - Recent rezonings approved in the area include Petition 2012-051, which rezoned 2.3 acres located on the north side of South Torrence Street from R-22MF (multi-family residential) to R-8 (single family residential) to allow all uses permitted in the district.
  - **Public Plans and Policies**
    - The *Midtown Morehead Cherry Area Plan* (2012) acknowledges the validity of an existing townhome approval from Petition 2002-128 that was never developed, but recommends that the site be developed with single family residential uses compatible with the neighborhood character at up to eight dwelling units per acre should the previously approved development not be built.
    - The petition is consistent with the *Midtown Morehead Cherry Area Plan*.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: 440 trips per day.  
Proposed Zoning: 490 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate three students, while the development allowed under the proposed zoning will produce 23 students. Therefore, the net change in the number of student generated from existing zoning to proposed zoning is 20 students.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
  - Minimizes impacts to the natural environment by building on infill lots.

**OUTSTANDING ISSUES**

- The petitioner should:
  1. Amend acreage on site plan to align with that specified on the amended application.
  2. Label Sites B & C as referenced on the site plan. Only Site B is labeled.
  3. Specify building materials and provide percentage of masonry material.
  4. Provide elevations for duplexes and specify whether duplexes will have porches with a minimum depth of eight feet.
  5. Add note that site will be developed as a unified development.
  6. Specify toward which street units on Sites B & C will front or provide option for frontage on either street.

7. Label planting strips and sidewalks along street frontages.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

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