
REQUEST	Current Zoning: R-4, single-family Proposed Zoning: UR-2(CD), urban residential, conditional
LOCATION	Approximately 0.82 acres located on the north side of Marsh Road between South Boulevard and Melbourne Court.
SUMMARY OF PETITION	This petition proposes the development of 18 multi-family units on 0.82 acres at an overall site density of 21.95 dwelling units per acre. The plan indicates the maximum height will be 40 feet.
CENTER, CORRIDOR OR WEDGE	Wedge
STAFF RECOMMENDATION	Staff does not recommend approval of this petition. The petition is inconsistent with the <i>New Bern Transit Station Area Plan</i> . The adopted plan recommends residential development of up to four dwelling units per acre to preserve the character of the existing neighborhood. This petition would introduce houses at 21.95 dwelling units per acre into the low density neighborhood.
Property Owner	Charles Holliday and Kirk and Mellissa Wagenseller
Petitioner	The Drakeford Company
Agent/Representative	Bobby Drakeford
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- 18 multi-family for-sale units proposed at a density of 21.95 dwelling units to the acre.
 - Maximum building height of 40 feet.
 - A six-foot wide sidewalk with an eight-foot wide planting strip along Marsh Road.
 - **Existing Zoning and Land Use**
The subject properties are currently occupied by single family dwellings. The property to the west is zoned O-2 and occupied by an office use. The property to the north is zoned R-17MF and occupied by a multi-family development while the properties to the east and south are zoned R-4 and occupied by single family dwellings.
 - **Rezoning History in Area**
No rezonings have occurred immediately surrounding the petitioned site.
 - **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* (2008) recommends this site as residential at up to four dwellings per acre to preserve the existing neighborhood character. These properties are located at the northwest edge of the Sedgefield neighborhood. The plan recommends preservation of the existing single family housing and that development adjacent to the neighborhood provide a transition between the lower density neighborhood and higher density development in the core of the station area.
 - This petition is inconsistent with the *New Bern Transit Station Area Plan*.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation**
Current Zoning: 20 trips per day.
Proposed Zoning: 100 trips per day.
 - **CDOT:** The centerline of the proposed driveway should align with the centerline of Melbourne Court.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Schools:** The proposed development would generate one student. The net change in number of students generated from existing zoning to proposed zoning is one student.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Facilitates the use of alternative modes of transportation by location within ¼ mile of a light rail station.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Increase the setback to match setbacks on existing structures on adjoining lots.
 2. Include the fence materials proposed to enclose the parking.
 3. Provide sidewalks from the building to the sidewalk along Marsh Road that are a minimum of five feet wide.
 4. Align the centerline of the proposed driveway with the centerline of Melbourne Court.
 5. Address acreage discrepancy of 0.81 acres on application and 0.83 acres on site plan
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Attachments Online at www.rezoning.org

- Application
- CDOT Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Storm Water Review

Planner: Tim Manes (704-336-8320)