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<b>REQUEST</b>	Current Zoning: R-5, single family residential
<b>LOCATION</b>	Proposed Zoning: R-12MF (CD), multi-family residential, conditional Approximately .365 acres located on the east corner of the intersection of Holt Street and Herrin Avenue.
<b>SUMMARY OF PETITION</b>	The petition proposes to develop three detached single family dwellings at a density of 8.2 dwelling units per acre.
<b>Property Owner</b>	Lawrence J. Short
<b>Petitioner</b>	Lawrence J. Short
<b>Agent/Representative</b>	N/A
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"><li>1. Note #5 was modified to signify that the planting strip and sidewalk on Herrin Avenue shall remain.</li><li>2. Note #6 was modified to indicate all trees in the rear yard will remain.</li><li>3. Note #7 was removed which indicated that future amendments shall be allowed by the petitioner.</li><li>4. Note #10 was replaced with garages on lots one and two must be located a minimum of ten feet behind the front face of either building and lot three's attached garage must be flush with or behind the side of the house facing Herrin Street.</li><li>5. The attached elevation note was changed to state "design details are subject to change".</li><li>6. Note #2 was replaced to indicate that changes to the site plan will be in compliance with Section 6.207 of the Zoning Ordinance.</li><li>7. All notes were removed which indicated that minimum ordinances standards will be met.</li></ol>
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<b>VOTE</b>	Motion/Second:	Walker /Dodson
	Yeas:	Dodson, Fallon, Firestone, Lipton Phipps, Rosenburgh, and Walker
	Nays:	None
	Absent:	None
	Recused:	None

<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition noting that all outstanding issues had been resolved. The petition is consistent with the <i>North Charlotte Plan</i> and the density is supported by the <i>GDP</i> . The Committee had no further questions on this petition.
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<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>North Charlotte Plan</i> and to be reasonable and in the public interest, by a 7-0 vote of the Zoning Committee (motion by Commissioner Lipton seconded by Commissioner Fallon).
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<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.
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**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Three detached single family dwellings.
- New six-foot planting strip and five-foot sidewalk along Holt Street.
- Building elevations with building material specifications.
- Existing four-foot sidewalk and five-foot planting strip to remain along Herrin Avenue.

- **Public Plans and Policies**

- *The North Charlotte Plan* (1995) recommends single family residential for the site; however, the plan does not specify the density.
- This petition does meet the *General Development Policies (GDP)* for the density requested, as illustrated in the table below.
- The petition is consistent with the *North Charlotte Plan* and the density is supported by the *General Development Policies (GDP)*.

- **STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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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.
  - **Charlotte Department of Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** No issues.
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**OUTSTANDING ISSUES**

- No issues.
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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
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Pre-Hearing Staff Analysis