
REQUEST	<p>Current Zoning: R-8MF(HD) (multi-family residential, historic overlay) and R-22MF(HD)(PED) (multi-family residential, historic overlay, pedestrian overlay)</p> <p>Proposed Zoning: UR-2(CD)(HD) (urban residential, historic overlay) and UR-2(CD)(HD)(PED) (urban residential, historic overlay, pedestrian overlay)</p>
LOCATION	<p>Approximately 2.69 acres located on the north side of West 4th Street between Grandin Road and South Summit Avenue. (Council District 2 - Austin)</p>
SUMMARY OF PETITION	<p>The petition proposes to rezone the property to allow a maximum of 49 for-sale residential units consisting of an existing quadraplex and 45 single family attached units for a density of 18.2 units per acre.</p>
STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Central District Plan</i> and <i>West End Land Use and Pedscape Plan</i>.</p>
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	<p>South Central Oil Co., Inc. Hopper Communities c/o Bart Hopper John Carmichael, Robinson Bradshaw & Hinson, P.A.</p>
COMMUNITY MEETING	<p>Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3</p>

PLANNING STAFF REVIEW

- **Background**
 - Petition 2006-035 was a corrective rezoning for the northwestern portion of the site to R-22MF (multi-family residential) in accordance with the recommendations of the *West End Land Use and Pedscape Plan*.
 - Petition 2006-034 established the pedestrian overlay for the portions of the property zoned R-22MF (multi-family) in accordance with the recommendations of the *West End Land Use and Pedscape Plan*.
 - The entire site is within the Wesley Heights Historic District.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - Allows 45 new single family attached dwelling units and a quadraplex dwelling for a total of 49 units, at a density of 18.2 units per acre.
 - Allows the option to demolish the existing quadraplex unit and construct three single family attached units, for a total of 48 single family attached units at a density of 17.84 units per acre.
 - Allows the existing quadraplex dwelling to be replaced with three new single family attached dwelling units at the end of the stay of demolition expiring in June 2015.
 - Vehicular access to the site from West 4th Street with vehicular access to units via internal alley ways.
 - Removes the driveway curb cut to the existing quadraplex along Grandin Road and replaces it with curb, gutter, planting strip, and sidewalk.
 - Provides internal pedestrian sidewalks and common open space.
 - Provides an area of tree save along the northern property line.
 - Exterior building materials for single family attached dwelling units to be composed of a combination of brick, stone, or similar masonry products and/or hardi-plank/fiber cement board.
 - Prohibits vinyl, EIFS or masonite as building material except for soffits, trim, and windows.
 - Commits to balcony railings, if installed, made of durable prefinished material and prohibits painted pressure treated lumber.
 - Requires all single family attached dwelling units to front on public streets.
 - The side elevation of end units adjacent to public streets will include windows on each floor.
 - If the existing quadraplex is preserved, the existing brick cladding will remain and the existing railings will be replaced with new railings made of durable prefinished materials and will not be

- painted pressure treated lumber.
 - Allows sidewalks to meander and portions of existing sidewalks and planting strips to remain in place to maintain the context of the neighborhood and preserve existing trees.
 - Freestanding lighting will be downwardly directed, fully capped and shielded, with a maximum height of 20 feet.
 - Requires all attached lighting be downwardly directed with a full cut-off fixture.
- **Existing Zoning and Land Use**
 - A portion of the site is currently zoned R-8MF(HD) (multi-family residential, historic overlay) with an existing contributing, historic, condominium structure with four units. The remainder of the site is zoned R-22MF(HD)(PED) (multi-family residential, historic overlay, pedestrian overlay) and is vacant.
 - The surrounding properties are zoned R-5 (single family residential), MUDD-CD (mixed use development, conditional), R-8MF (multi-family residential), R-22MF (multi-family residential), B-1 (neighborhood business) and UR-2 (urban residential) and developed with a mixture of single family, duplex, multi-family, institutional and commercial uses. Properties south, east and west of the site are within the Wesley Heights Historic District Overlay and properties to the north are located within the Pedestrian Overlay District.
- **Rezoning History in Area**
 - Petition 2011-025 rezoned property located on the northwest corner of the intersection of Wesley Heights Way and Duckworth Avenue from UR-3(CD) (urban residential, conditional) and UR-3(CD)(PED-O) (urban residential, conditional, pedestrian overlay, optional) to UR-3(CD)(PED-O) SPA (urban residential, conditional, pedestrian overlay, optional, site plan amendment) to allow for 40 elderly multi-family dwelling units.
- **Public Plans and Policies**
 - The *West End Land Use and Pedscape Plan* (2005) recommends multi-family uses for the site.
 - the *Central District Plan* (1993) recommends multi-family uses for the site.
 - The petition meets the *General Development Policies* (GDP) for the density requested, as illustrated in the table below.

Assessment Criteria	Density Category over 17 DUA
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	Medium (2)
Connectivity Analysis	Med-High (5)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Total Points Needed: 14	Total Points: 14

- The petition is consistent with the *Central District Plan*, *West End Land Use Pedscape Plan* and the density supported by the *General Development Policies*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:**
 Current Zoning: 320 trips per day.
 Proposed Zoning: 290 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 42 students, while the development allowed under the proposed zoning will produce 4 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 0 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 issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No comments received.
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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 keeping existing planting strips and sidewalk widths and locations to preserve existing trees.
 - Minimizes impacts to the natural environment by developing on infill lots.

OUTSTANDING ISSUES

- The petitioner should:
 1. Revise the existing zoning in the Rezoning Summary to include (HD) for the historic district overlay.
 2. Clarify the unit count as there is a discrepancy in the number of single family attached units reflected on the site plan and the number listed in the Rezoning Summary and the Permitted Uses Notes 1. and 2.
 3. Amend the proposed density and floor area ratio in the Rezoning Summary to reflect the revised unit count.
 4. Amend the site plan to show dimensions for the width of the tree save/screening area.
 5. Provide a conditional note describing the tree save/screening area with a proposed percentage for the area.
 6. Clarify where changes to the sidewalks and planting strips are proposed on the site plan. Provide labels showing and a note describing the existing sidewalk and planting strip widths versus the proposed widths along each public street. Clearly identify on the site plan where the provisions in Note 4. under Streetscape and Landscaping are permitted.
 7. Amend Note 1. under Architectural Standards to replace "and/or hardi-plank/fiber cement board" with "and wood or other material approved by the Historic District Commission."
 8. Eliminate the following from Note 2. under Architectural Standards, "however, vinyl may be used on the soffits and trim, including window and door trim and vinyl windows may be installed."
 9. Amend Note 8. under Architectural Standards to say "Windows and/or other architectural details shall..."
 10. Provide building elevations.
 11. Amend Note 4. under Streetscape and Landscaping to only apply to West 4th Street and Summit Avenue.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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