

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) Proposed Zoning: UR-1(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 0.67 acres located on the south side of West Summit Avenue between Merriman Avenue and Wilmore Drive. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the development of four single family lots at a density of six dwelling units per acre on a vacant infill parcel located adjacent to the Historic Wilmore Neighborhood.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	William H Sutton, Bonnie Sutton, and Howard Sutton Essex Homes Jeremy Smith / Essex Homes
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to buffers, screening and technical issues.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Central District Plan</i> recommendation for industrial uses for the subject parcel.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The subject property abuts single family homes fronting on Merriman Avenue and located within the Wilmore Historic District.</li> <li>• The proposed development will add four additional homes along Merriman Avenue.</li> <li>• The proposed residential density of six dwelling units per acre is compatible with the adjacent residential properties' density of five dwelling units per acre.</li> <li>• Although the zoning district requested is UR-1 (urban residential) and the immediate area has been developed under more suburban districts such as R-5 (single family residential), the setback along Merriman Avenue, the wide side yards, and the buffer abutting the existing industrial use to the rear are sensitive to and compatible with the existing residential and industrial context.</li> <li>• The proposed 20-foot wide buffer will screen the development from the existing industrial use, as will the requested 10-foot buffer along West Summit Avenue.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Allows up to four single family attached dwelling units at a maximum density of six dwelling units per acre.
  - Includes a 20-foot "Class A" buffer along the southern edge of the site adjacent to a property developed with an industrial structure.
  - Limits height to a maximum of 40 feet.
  - Dedicates 30 feet of right-of-way measured from the centerline of Summit and Merriman Avenues.
  - Indicates that an eight foot-planting strip and six-foot sidewalk will be installed along Summit and Merriman Avenues.
- **Existing Zoning and Land Use**
  - The subject property is currently zoned I-2 (general industrial) and is vacant.
  - The property to the north and east is zoned I-2 (general industrial) and developed with industrial uses (North Carolina Department of Transportation Rail Division site) or are vacant.
  - The southern and western properties are zoned R-5 (single family residential), R-8 (single

- family residential), and O-2 (office) and are developed with single family homes.
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
  - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
  - The *Central District Plan* (1993) recommends industrial land uses for the subject site.
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- **TRANSPORTATION CONSIDERATIONS**
  - This petition will not have significant impacts on local traffic in the area and therefore CDOT has no concerns about the proposed development.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Current Use: 0 trips per day (based on the property being vacant).
      - Entitlement: 50 trips per day (based on 6,700 square feet of industrial uses).
    - Proposed Zoning: 40 trips per day (based on four single family residential units).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce two students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is two students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Dilworth Elementary (129%), Alexander Graham Middle (112%) or Myers Park High (115%).
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** The subject site has water availability via an existing six-inch water main located along Merriman Avenue and existing eight-inch main along West Summit Avenue. Sewer system availability is via an existing eight-inch main located along Merriman Avenue and West Summit Avenue.
- **Engineering and Property Management:** Site shall comply with the City of Charlotte Tree Ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** The petitioner should add a note to the site plan which requires the disclosure of the proximity to and nature of nuisance complaints related to the Charlotte Pipe & Foundry Company, Inc. to all potential buyers.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**OUTSTANDING ISSUES**Site and Building Design

1. Provide a 10-foot "Class B" buffer along West Summit Avenue.
  2. Remove the portion of Note 4B under Streetscape and Landscaping that allows the buffer located along the northern property line to be reduced by 25%.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte-Mecklenburg Storm Water Services Review

- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

**Planner:** Solomon Fortune (704) 336-8326