

<b>REQUEST</b>	Current Zoning: R-6 (single family residential) Proposed Zoning: R-22MF (multi-family residential)
<b>LOCATION</b>	Approximately 0.08 acres located on the south side of Baxter Street between Queens Road and Eli Street. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow all uses permitted in the R-22MF (multi-family residential) district for a site in the Cherry neighborhood.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Nicholas Markos Kontos Charlotte-Mecklenburg Planning Department NA
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Midtown, Morehead, Cherry Area Plan</i> recommendation for residential uses at a density up to 22 units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The subject 0.08-acre site is part of a larger 0.47-acre tax parcel.</li> <li>• The remainder of the tax parcel is currently zoned R-22MF.</li> <li>• Due to the small size of the subject site, it cannot be developed under the R-6 (single family residential) zoning.</li> <li>• The proposed rezoning will result in the entire .047-acre tax parcel being zoned R-22MF (multi-family residential).</li> <li>• With the exception of the R-6 (single family residential) zoned property directly to the west, the subject site is surrounded by properties on Queens Road and Baxter Street zoned for multi-family development.</li> <li>• The request is consistent with the residential land use and density recommended by the recently adopted area plan.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Background**
  - The subject property was included in a 1993 corrective rezoning for the *Central District Plan*, under petition 1993-079B. That rezoning request was for a change from R-22MF (multi-family residential) to R-6 (single family residential). Prior to the public hearing, the property owner requested that staff remove this site from the rezoning since it was part of a larger property zoned R-22MF (multi-family residential). Staff agreed to remove the site from petition 1993-079B, but the site was inadvertently left in the petition and was subsequently rezoned from R-22MF (multi-family residential) to R-6 (single family residential). This petition will return the site's zoning to the R-22MF (multi-family residential), consistent with staff's earlier intent.
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. The R-22MF (multi-family residential) district is designed to protect and promote the development of multi-family housing and a limited number of public and institutional uses.
- **Existing Zoning and Land Use**
  - The subject property is currently undeveloped; however, an existing multi-family residential structure is located on the same tax parcel in the R-22 MF (multi-family residential) district.
  - The surrounding parcels are zoned R-3 and R-6 (single family residential), R-12MF (multi-family residential), R-22MF (multi-family residential), R-22MF(CD) (multi-family residential, conditional) and developed with single family and multi-family residential dwelling units in the Cherry and Myers Park Neighborhoods.
  - See "Rezoning Map" for existing zoning in the area.

- **Rezoning History in Area**
  - There have been numerous rezonings in the area to support a variety of housing types in and near the Cherry Neighborhood.
- **Public Plans and Policies**
  - The *Midtown, Morehead, Cherry Area Plan* (2012) recommends residential lands uses up to 22 dwelling units per acre.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is between unsignalized intersections of a major thoroughfare and local streets. This petition will not significantly increase the amount of traffic generated by the site and CDOT has no concerns with this petition at this time.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Uses: 0 trips per day (based on vacant property).
      - Entitlement: 0 trips per day (based on 0 residential dwelling units due to size of property).
    - Proposed Zoning: 7 trips per day (based on 1 residential dwelling unit).

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

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Charlotte Fire Department:** No on-street parking without 26-feet of clear width; see Charlotte Fire Department website for guidance.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 12-inch water distribution main located along Queens Road and an existing eight-inch water distribution main located along Baxter Street. Sewer system availability for the rezoning boundary is via an existing 12-inch gravity sewer main located along Baxter Street and an existing eight-inch gravity sewer main located along Queens Road.
- **Engineering and Property Management:** No comments received.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

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