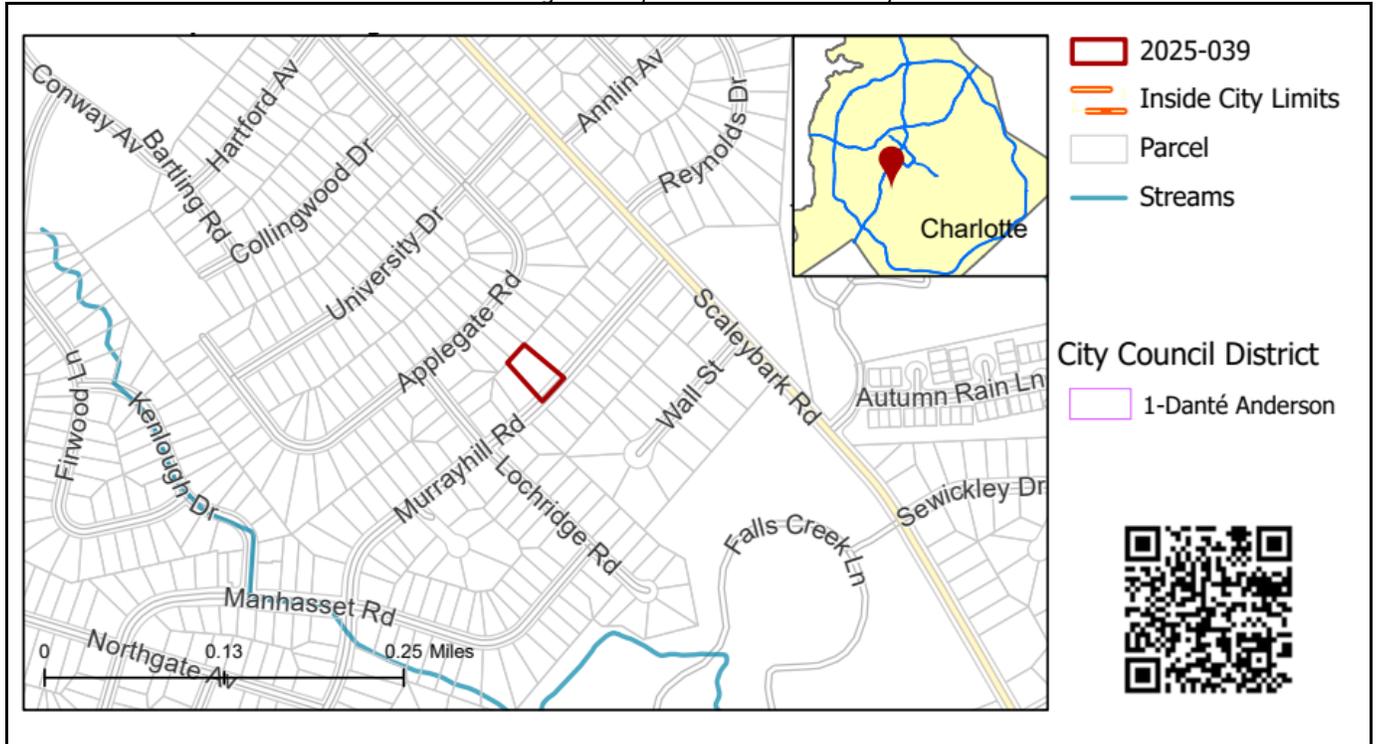


REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: N1-C(CD) (Neighborhood 1-C, Conditional)

LOCATION

Approximately 0.37 acres located southwest of Scaleybark Road, east of Lochridge Road, and north of Murrayhill Road.



SUMMARY OF PETITION

The petition proposes to subdivide the existing lot to allow 2 single family detached dwelling units with a maximum height of 30-feet. The site is currently developed with one single family house.

**PROPERTY OWNER
PETITIONER**

Christopher Martin
Christopher Martin

AGENT/REPRESENTATIVE

Stephanie DeMaioribus, Cooper Legal Firm, PC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the first Community Meeting: 13
Number of people attending the second Community Meeting: 5

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The site is designated as a Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N1-C(CD) is consistent with the *Policy Map* recommendation.
- The proposed zoning represents a slight increase in intensity over the existing N1-B entitlements.

- The petition proposes a maximum height lower than what the district permits, to maintain a scale consistent with surrounding development.
- The primary difference between N1-B (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width. The two N1 districts permit the same uses.
- The subject property’s particularly large lot width, relative to the surrounding context, provides a strong basis for the proposed subdivision under the N1-C zoning district.
- The petition proposes a single family residential building type that aligns with the surrounding single family neighborhood.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion

PLANNING STAFF REVIEW

• **Proposed Request Details**

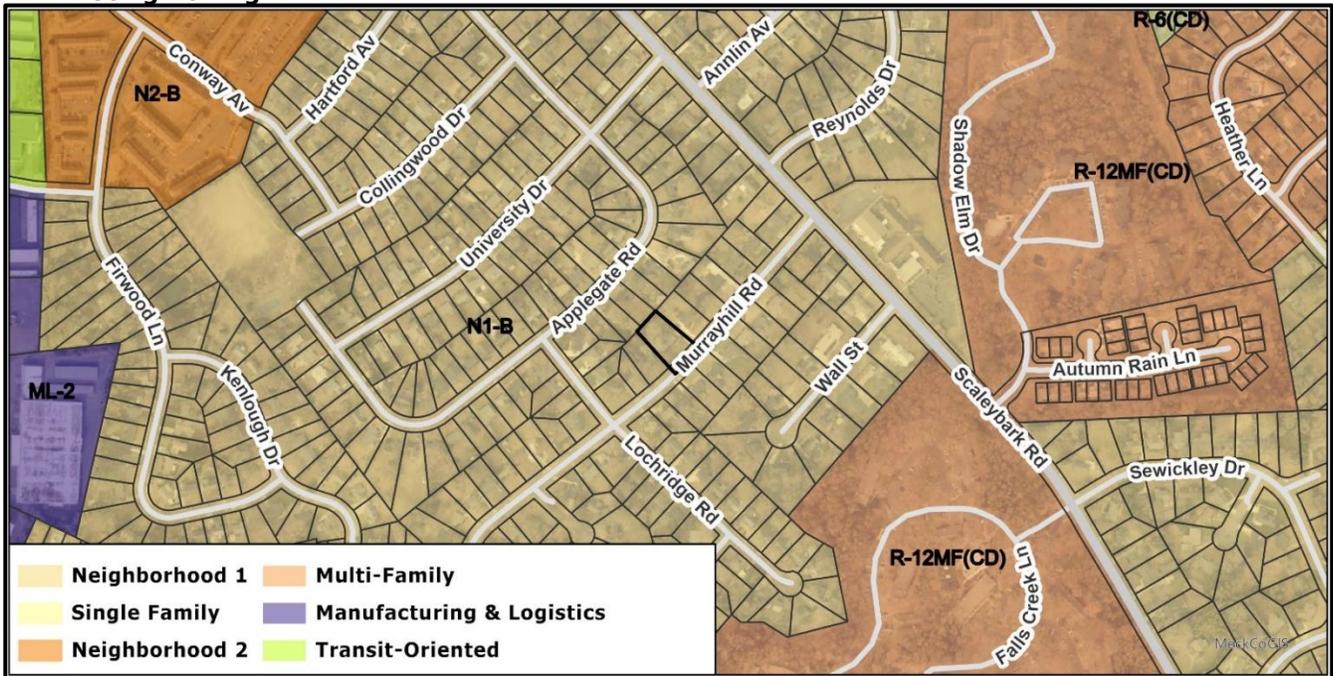
The development standards accompanying this petition contain the following provisions:

- Proposes 2 single family detached homes.
- Limits maximum building height to 30-feet.
- House Size Range: Minimum 1,400 square feet, Maximum 3,753 square feet total heated living area .

Lot Standard Comparison

Requirement	N1-A	N1-B	N1-C
Min. Lot Area	10,000 sq ft	8,000 sq ft	6,000 sq ft
Min. lot Width	70 ft	60 ft	50 ft
Min. Front Setback	27 ft	27 ft	17 ft
Min. Side Setback	5 ft	5 ft	5 ft
Min. Rear Setback	40 ft	35 ft	30 ft
Max. Building Height	48 ft	48 ft	40 ft

• **Existing Zoning**



- The site is currently zoned Neighborhood 1-B and is surrounded by Neighborhood 1-B zoning with R-12MF(CD) (Multi-family, Conditional) zoning districts along Scaleybark Road. The Neighborhood 2-B zoning district is along Conway Avenue.



The site (identified with a red star) is located southwest of Scaleybark Road, east of Lochridge Road, and north of Murrayhill Road in the Collingwood neighborhood. The surrounding uses include single family homes with proximity to the Community Activity Center at South Boulevard and East Woodlawn Road providing access to goods and services.



The site viewed from Murrayhill Road.



The street view to the left of the site along Murrayhill Road.



The street view to the right of the site along Murrayhill Road.

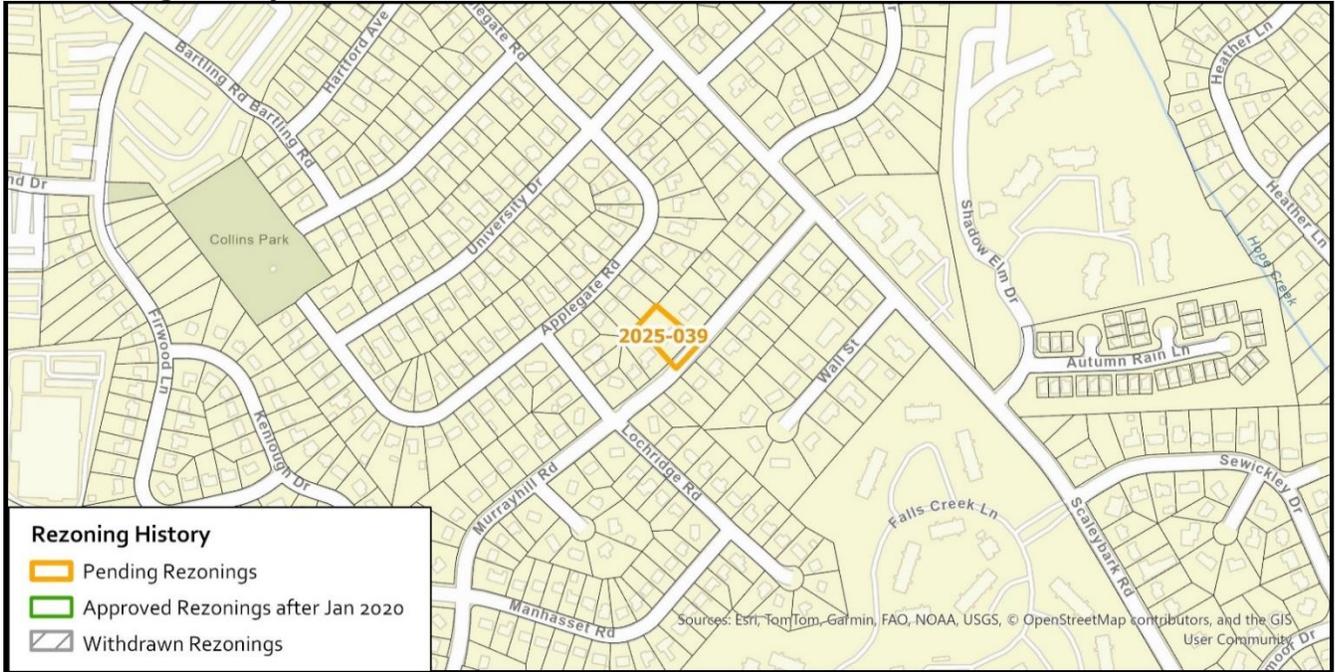


The street view across from the site along Murrayhill Road.



The street view of the rear of the site from Applegate Road.

• **Rezoning History in Area**



There have been no recent rezonings in this area.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Murrayhill Road, a City-maintained major collector, south of Scaleybark Road, a City-maintained minor arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 15 trips per day (based on 1 single family dwelling).
Entitlement: 15 trips per day (based on 1 single family dwelling).
Proposed Zoning: 30 trips per day (based on 2 single family dwelling).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 1 student to the schools in the area.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Pinewood Elementary remains at 111%.
 - Alexander Graham Middle remains at 96%
 - Myers Park High from remains at 108%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Murrayhill Road. It is recommended that the applicant contact the Charlotte Water New Services for further information. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225