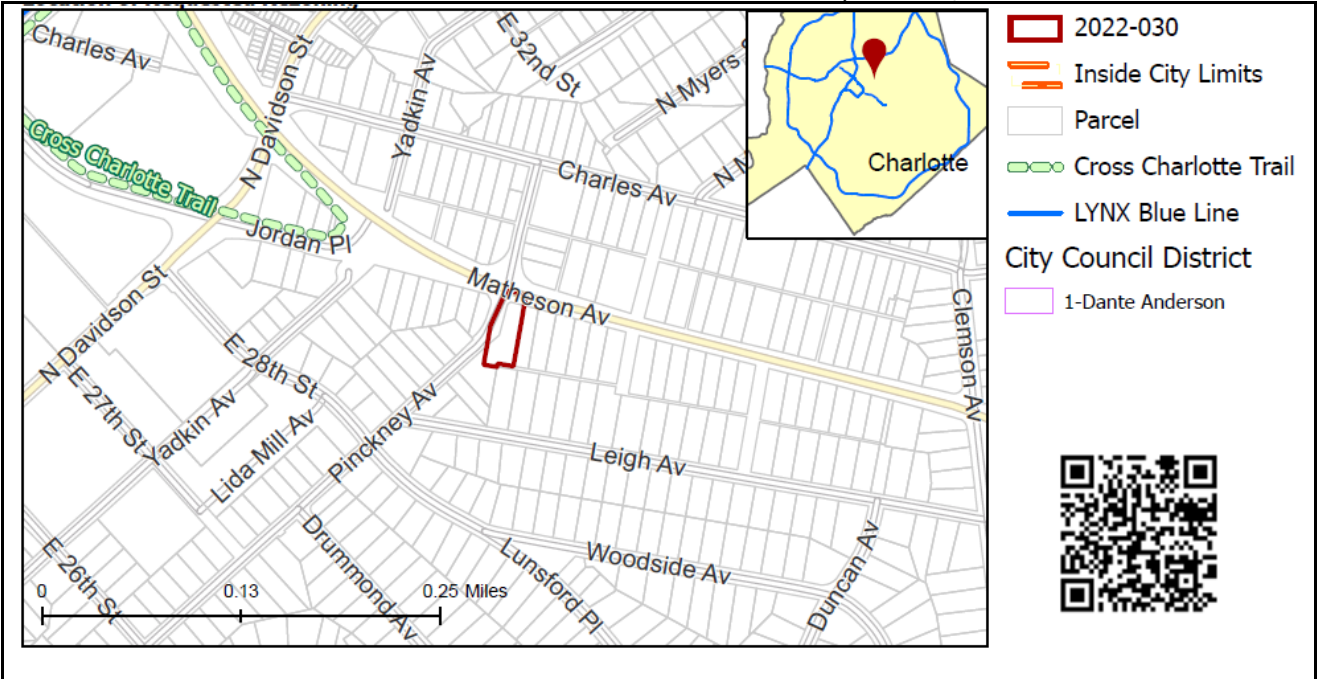


## REQUEST

Current Zoning: R-5 (single family residential)  
Proposed Zoning: UR-1(CD) (urban residential, conditional)

## LOCATION

Approximately 0.36 acres located at the southeast intersection of Matheson Avenue and Pinckney Avenue, west of Clemson Avenue.



## SUMMARY OF PETITION

The petition proposes to allow a single family detached home and a duplex on a vacant parcel.

## PROPERTY OWNER

Vlastimil Didik

## PETITIONER

Vlastimil Didik

## AGENT/REPRESENTATIVE

Maria Garver

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 6

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the 2040 *Policy Map* recommendation for the Neighborhood 1 (N1) Place Type.

### Rationale for Recommendation

- The petition is compatible with the surrounding neighborhood character.
- Single-family detached homes on lots are the primary use in the N1 Place Type.
- Duplexes, triplexes, and quadraplexes may also be found in the N1 Place Type.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities
- 9: Retain Our Identity & Charm

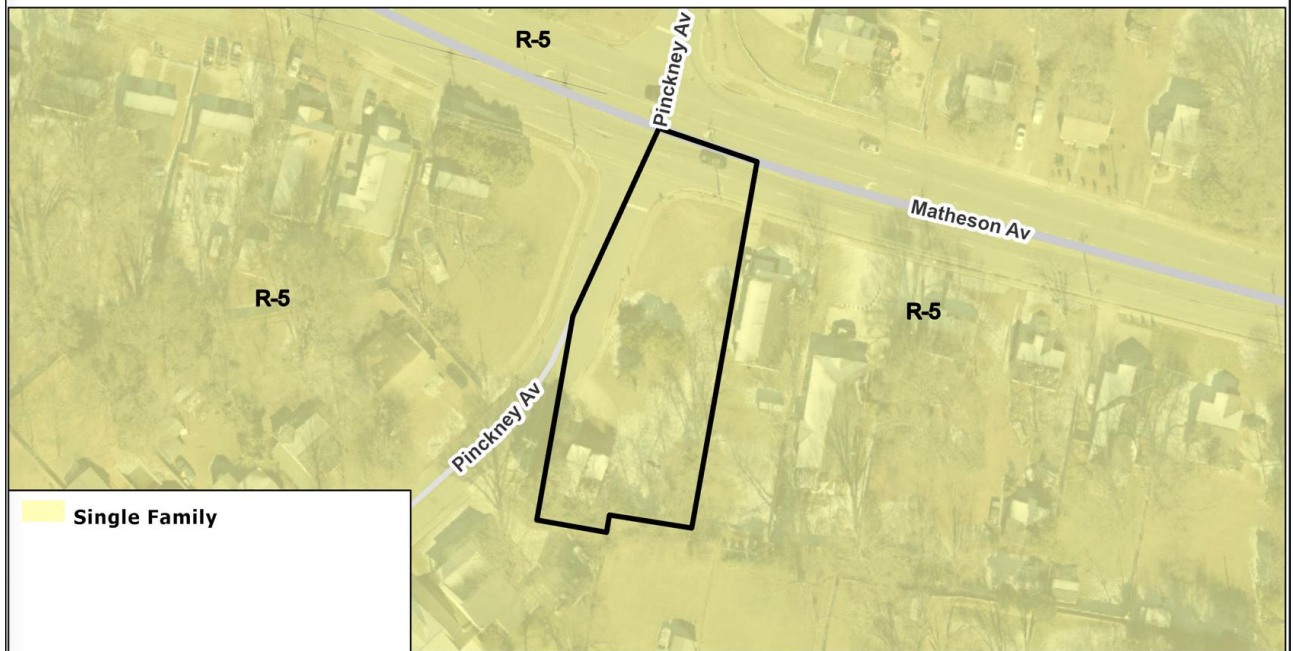
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allow a 2,474 square foot single family detached residential home and two attached single family residential units with each containing 1,224 square feet.
- Access onto Pinckney Avenue, including a shared access path to be shared by the attached residential units.
- Proposed eight-foot sidewalks and eight-foot planting strips along Matheson and Pinckney Avenue frontages.
- Notes that the proposed intersection and frontage improvements of Matheson Avenue Road conversion project is being done by the City's CIP project. The project scope includes converting Matheson Avenue from 4 lanes to 2 lanes, construct raised 2 way cycle track on south side of Matheson Avenue. These improvements to be coordinated with General Services and CDOT during permitting process.
- Proposes the following architectural standards:
  - To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
  - Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. usable front porches, when provided, should be covered and be at least 6 feet deep. stoops and entry-level porches may be covered but should not be enclosed.
  - All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
  - Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
  - Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
  - Townhouse and attached single family buildings fronting public or private network required streets should be limited to 5 individual units or fewer. the number of individual units per building should be varied in adjacent buildings if multiple 5 unit buildings are adjacent.

- Existing Zoning and Land Use



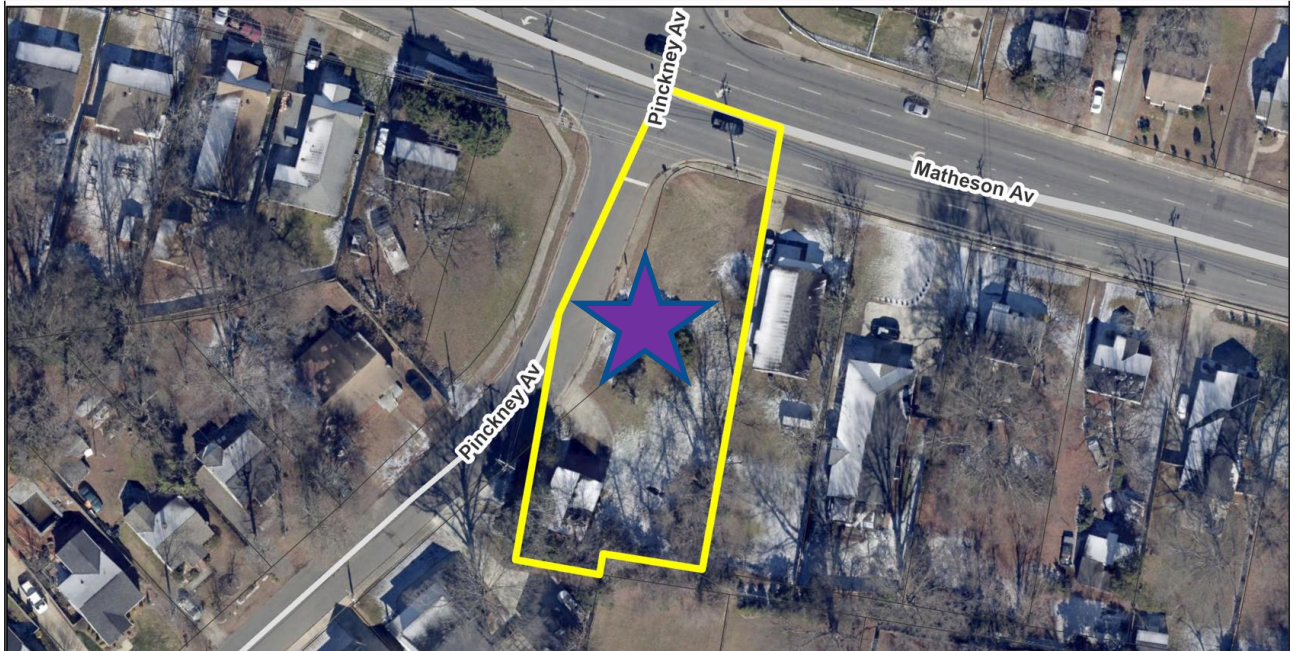
The site is currently vacant and immediately surrounded by single family homes zoned R-5.

Existing Zoning	Translated Zoning	Recommended Place Type
R-5 (single family residential)	N1-C (neighborhood 1)	N1 (neighborhood 1)



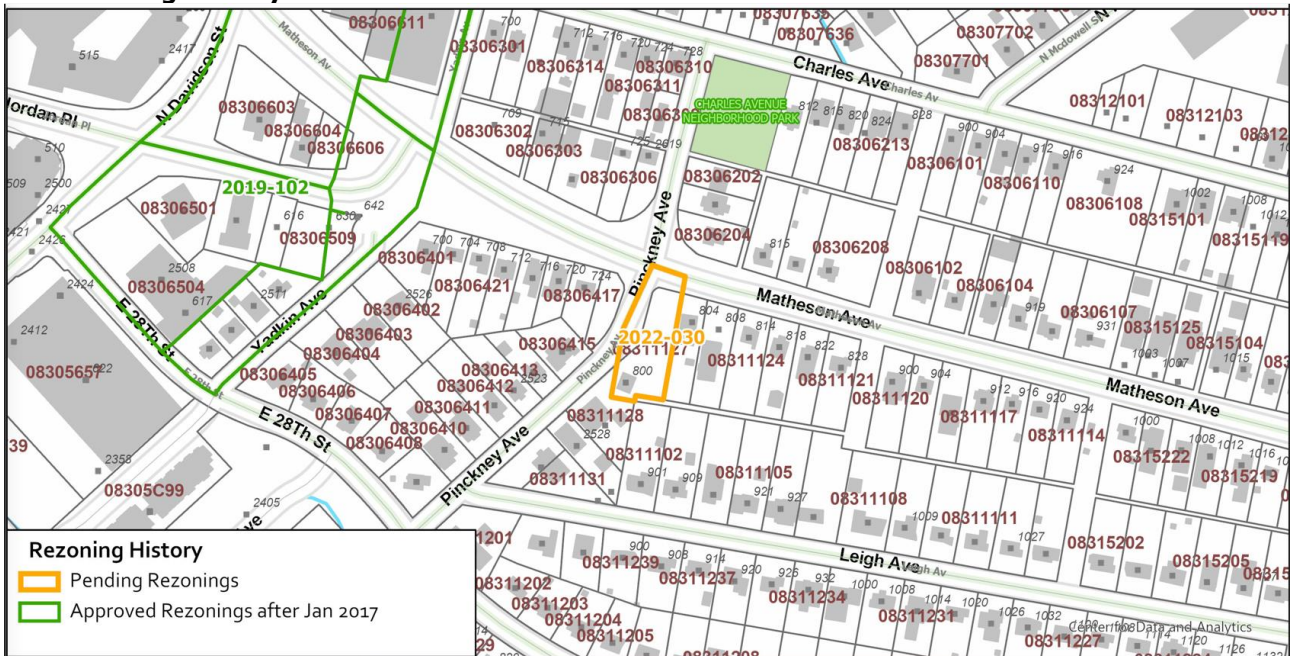
The site is currently vacant.





The site (denoted by the purple star) is immediately surrounded by single family homes.

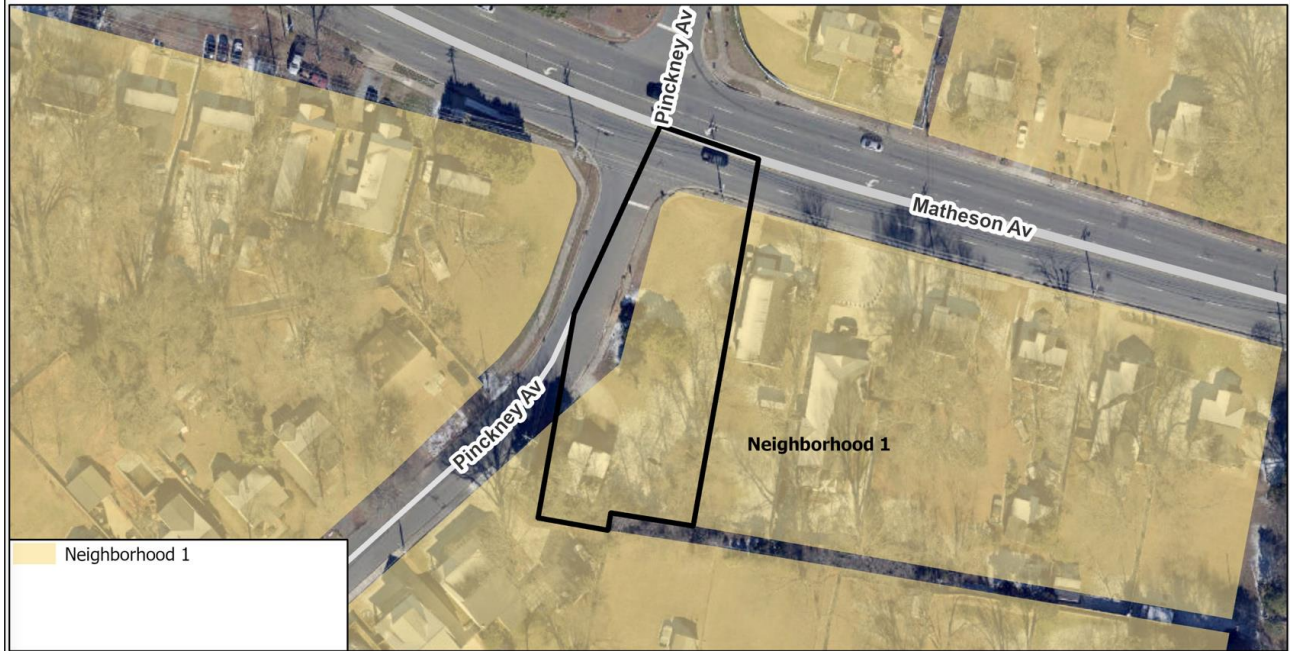
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Rezoned various parcels to TOD zoning districts.	Approved



- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located on Matheson Avenue, a City-maintained major thoroughfare at Pinckney Avenue, a City-maintained collector street. A Traffic Impact Study (TIS) is not needed for this site. The petitioner has committed to constructing an 8-foot planting strip, and 6-foot sidewalk on Matheson Avenue and Pinckney Avenue. Petitioner also committed to dedicate 40-feet of right-of-way along Matheson Avenue and coordinating with City for the proposed intersection and frontage improvements of the City's Matheson Avenue Road Conversion project. CDOT has no outstanding issues.

- **Active Projects:**

- Matheson Avenue Road Conversion (from N Tryon Street to Jordan Place)
  - Convert Matheson Avenue from 4 lanes to 2 lanes, construct raised 2-way cycle track on south side of Matheson Avenue and a raised bike lane on north side of Matheson Avenue
  - Design complete; Railroad agreements pending for work on the Matheson Bridge
- Jordan Place/Davidson Street Intersection
  - Construct protected intersection for bicyclists and pedestrians
  - Approaching Bid phase

- **Transportation Considerations**

- ~~See Outstanding Issues, Notes 1-6.~~ Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 10 trips per day (based on one dwelling unit).

Proposed Zoning: 30 trips per day (based on one single family detached dwelling unit and 2 single family attached dwelling unit; site plan).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 0 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Villa Heights Elementary remains at 75%
    - Eastway Middle remains at 110%

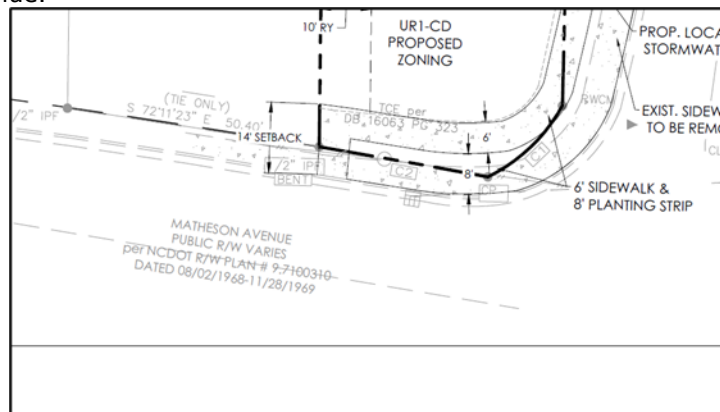
- Garinger High remains at 115%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main located along Matheson Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Matheson Avenue. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES

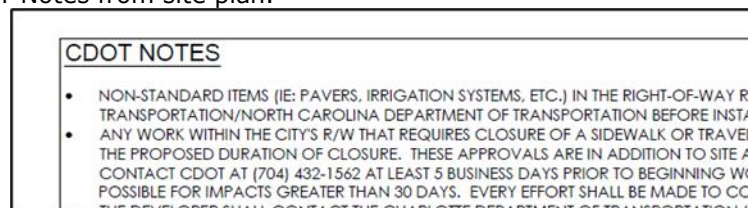
### Transportation **ADDRESSED**

1. ~~Curbline: The proposed zoning district has a setback measured from back of the existing or proposed future curbline.~~
  - a. ~~Matheson Avenue: Curb and gutter to be 27 feet measured from centerline to back of curb.~~

~~Label and dimension existing curbline location on site plan measured from centerline of Matheson Avenue.~~



2. ~~Revise site plan and conditional note(s) to commit to dedicate 40 feet of right-of-way along Matheson Avenue measured from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~
3. ~~Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on Matheson Avenue and Pinckney Avenue per Chapter 19. The site plan shall label and dimension both items from the back of curb and gutter. Add streetscape commitments to conditional notes section of the Rezoning Plan.~~
4. ~~Revise site plan and conditional note(s) to show proposed intersection and frontage improvements of Matheson Avenue Road Conversion project project that is being done by the City's CIP project. These improvements can be shown as "by others" and in grayscale. The project scope includes converting Matheson Avenue from 4 lanes to 2 lanes, construct raised 2-way cycle track on south side of Matheson Avenue. These improvements to be coordinated with General Services and CDOT during the permitting process.~~
5. ~~Remove CDOT Notes from site plan.~~



6. ~~Revise conditional note 5.A) by replacing NCDOT with CDOT as Pinckney Avenue is City-maintained.~~

**5. TRANSPORTATION**

A) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY NCDOT FOR APPROVAL.

**Site and Building Design ADDRESSED**

- ~~7. Please ensure numbering is correct on the site plan.~~
- ~~8. Add building envelopes for adjacent parcels.~~
- ~~9. Limit building height to 40 feet.~~
- ~~10. Please clarify Purpose Note B) "Provide a street yard" or remove from the site plan.~~
- ~~11. Please clarify Permitted Uses and Development note language as the request is to allow a single family detached residence and a duplex.~~
- ~~12. Show, label, and dimension all public street centerlines to the future back of curb. Label, show and dimension, the setback from the future back of curb which will include the required eight-foot planting strip and six-foot sidewalk.~~
- ~~13. This will be a tight site with three garage doors along the street elevation. Please incorporate the following language on the site plan. Anything noted should be worded as a commitment (shall versus should):~~
  - ~~a. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.~~
  - ~~b. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.~~
  - ~~c. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry level porches may be covered but should not be enclosed.~~
  - ~~d. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.~~
  - ~~e. Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.~~
  - ~~f. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.~~
  - ~~g. Townhouse and Attached Single Family buildings fronting public or private network required streets should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5-unit buildings are adjacent.~~

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782