

## REQUEST

Current Zoning: UR-1(CD) HD (urban residential, conditional, historic district overlay)

Proposed Zoning: UR-1(CD) HD SPA (urban residential, conditional, historic district overlay, site plan amendment)

## LOCATION

Approximately 0.35 acres located on the north side of West Worthington Avenue between Wilmore Walk Drive and Wickford Place. (Council District 3 - Mayfield)



## SUMMARY OF PETITION

The petition proposes to modify the minimum lot width and lot sizes to allow the development of four single-family dwelling units at a density of 11.4 units per acre in the Historic Wilmore Neighborhood.

## PROPERTY OWNER

RCMD, LLC

## PETITIONER

Craig Calcasola

## AGENT/REPRESENTATIVE

Craig Calcasola

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 1

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is The residential land use is consistent with the *Central District Plan*, as amended by petition 2017-066.

### Rationale for Recommendation

- The subject property is adjacent to and across from single family homes along Wickford Place and is located within the Wilmore Historic District.
- The proposed development will add three additional homes, for a total of four homes on individual lots, along Wickford Place.
- The proposed residential density of 11.4 dwelling units per acre provides a transition between the moderate density along Worthington Avenue and the low density along West Boulevard.

- The proposed setback matches the setback of the previous building and is compatible with other setbacks along Wickford Place.
- The proposed development improves the site with a planting strip and sidewalk which will improve the pedestrian experience.

### PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Minimum lot size of 3,000 square feet for each lot.
- Minimum lot width of 35 feet for each lot.

- **Existing Zoning and Land Use**



- The subject site was rezoned under petition 2017-066. The petition allowed for the development of four single-family structures with the following provisions.
  - Allows up to four detached dwelling units with an overall density of 11.4 dwelling units per acre.
  - Eight-foot planting strip and six-foot sidewalk along Wickford Place and West Worthington Avenue.
  - Minimum 21.5-foot front setback measured from the back-of-curb.
  - Maximum building height up to 40 feet.
  - Detached units will be rear loaded and accessed from a proposed ten-foot alley.
  - Details of the proposed trees that will be saved on the site.
  - Building materials will be a combination of the following: German style siding, cedar shakes and brick veneer accents.
- The subject site is currently zoned UR-1(CD) HD (urban residential, conditional, historic district overlay) and developed with one residential dwelling unit.
- See "Rezoning Map" for existing zoning in the area.



- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-168	The petition proposes to rezone 3.6 to UR-2(CD) HD (urban residential, conditional, historic district overlay) acres to allow the development of 41 single-family attached units.	Pending
2017-035	Rezoned 4.39 acres to I-1 TS-O, (light industrial, transit supportive overlay, optional) with 5-year vested rights to allow the development of 74 single-family attached dwelling units.	Approved
2016-048	Rezoned 0.29 acres to TOD-M (transit oriented development – mixed-use)	Approved
2016-044	Rezoned 0.9 acres to TOD-MO (transit oriented development- mixed-use, optional) to allow the development of 130 room hotel.	Approved
2015-037	Rezoned 0.46 acres to O-1(CD) (HD) (office, conditional, historic district overlay) to allow the reuse of existing building and construct a new building for residential and office use.	Approved

- Public Plans and Policies**



- The *Central District Plan* (1993) recommends residential at 12 dwelling units per acre as amended by petition 2017-066.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located at the unsignalized intersection of local streets. The current site plan carries the commits from prior rezoning 2017-066 to construct curb and gutter and sidewalk along the site frontage.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 20 trips per day (based on dwelling unit).
      - Entitlement: 50 trips per day (based on four dwelling units).
    - Proposed Zoning: 50 trips per day (based on four dwelling units).

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

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate seven students, while the development allowed under the proposed zoning will produce four students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
  - The proposed development is not projected to increase the school utilization (without mobile classroom units), and utilization will remain as follows:
    - Barringer Elementary at 121%;
    - Sedgefield Middle at 104%; and
    - Harding University High at 129%.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing six-inch water main located along West Worthington Avenue and Wickford Place. The proposed rezoning is located in an area that Charlotte Water has been determined to have limited sanitary sewer system capacity. After an analysis of the sanitary sewer system and the proposed development, a conditional approval of a Willingness to Serve was granted to the applicant with the understanding that the sanitary sewer cannot be provided until the completion of a public infrastructure project—Charlotte Water's Wilmore Drive to I-77 Project. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. Charlotte Water New Services group is available at (704) 432-5801.
- **Engineering and Property Management:**
  - **Arborist:** No trees can be removed from or planted in the right-of-way of Wickford Place and Worthington Avenue without permission of the City Arborist's office. The petitioner also must submit a tree survey for all trees two inches or larger located in the rights of way. In addition, the survey shall include all trees eight inches or larger in the setback.
  - **Erosion Control:** No issues.
  - **Land Development:** No issues.
  - **Storm Water Services:** No issues.
  - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

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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 Housing and Neighborhood Services Review
  - Charlotte Fire Department Review

- Charlotte-Mecklenburg Schools Review
- Charlotte Water Review
- Engineering and Property Management Review
  - City Arborist
  - Erosion Control
  - Land Development
  - Storm Water
  - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

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