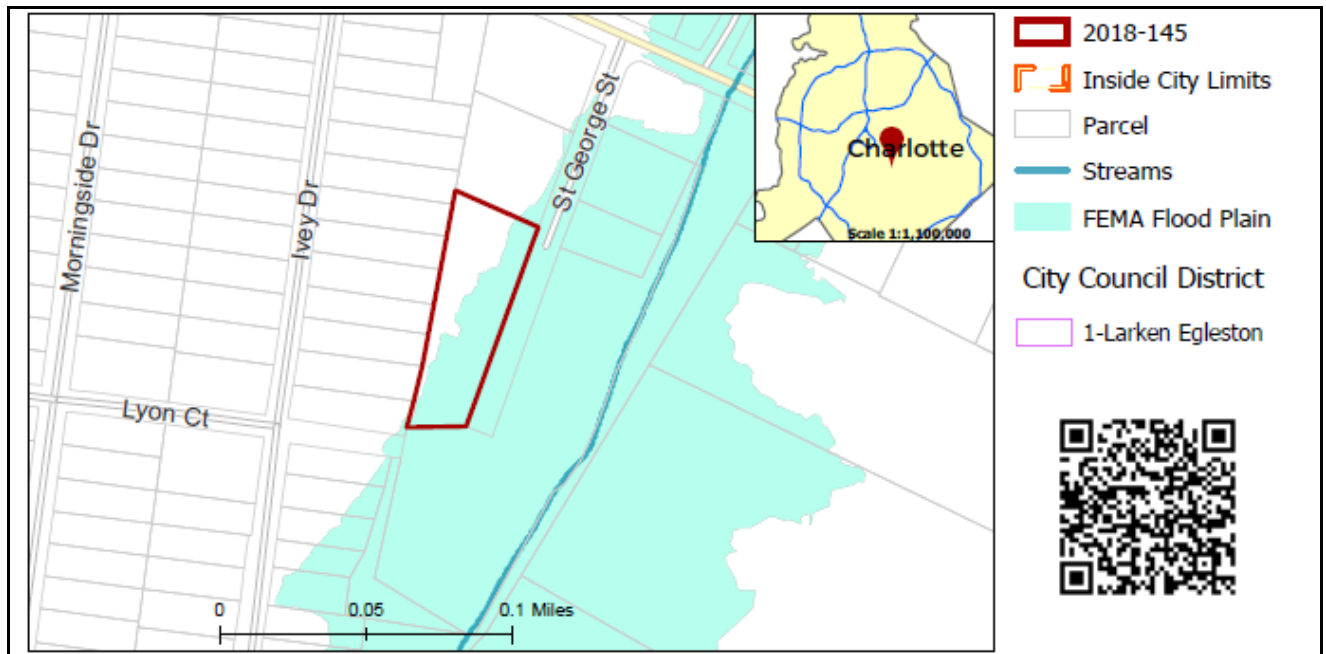


REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-8(CD) (single family residential, conditional)

LOCATION

Approximately 1.25 acres located off St. George Street, south of Central Avenue, east of Morningside Drive.
(Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes to redevelop the site with eight single family detached dwellings, at a density of 6.4 units per acre.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Evolution Investment Group
Brendan Mylton
Troy Knight

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 25

STAFF
RECOMMENDATION

Staff does not recommend approval of this petition.

Plan Consistency

The petition provides the residential land use recommendation in the *Central District Plan*, but the proposed density is higher than the base maximum density of four units per acre. However, the proposal meets the criteria set forth in the *General Development Policies* for an increase in density up to eight units per acre.

Rationale for Recommendation

- The petition would increase density above the plan recommendation within an area that has potential flooding concerns
- Dry land access to the properties cannot be ensured as the site is exempt from providing dry land access along the extended portion of St. George St.

- The petitioner may need to request a variance for a portion of St. George St. to remain in the floodplain which could result in a portion of the road still being prone to flooding
- The request to add additional residential development above what is allowed by-right is generally inconsistent with the City's overall adopted policies regarding floodplain risk reduction

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family residential up to four dwelling units per acre to single family residential up to seven dwelling units per acre for the site.

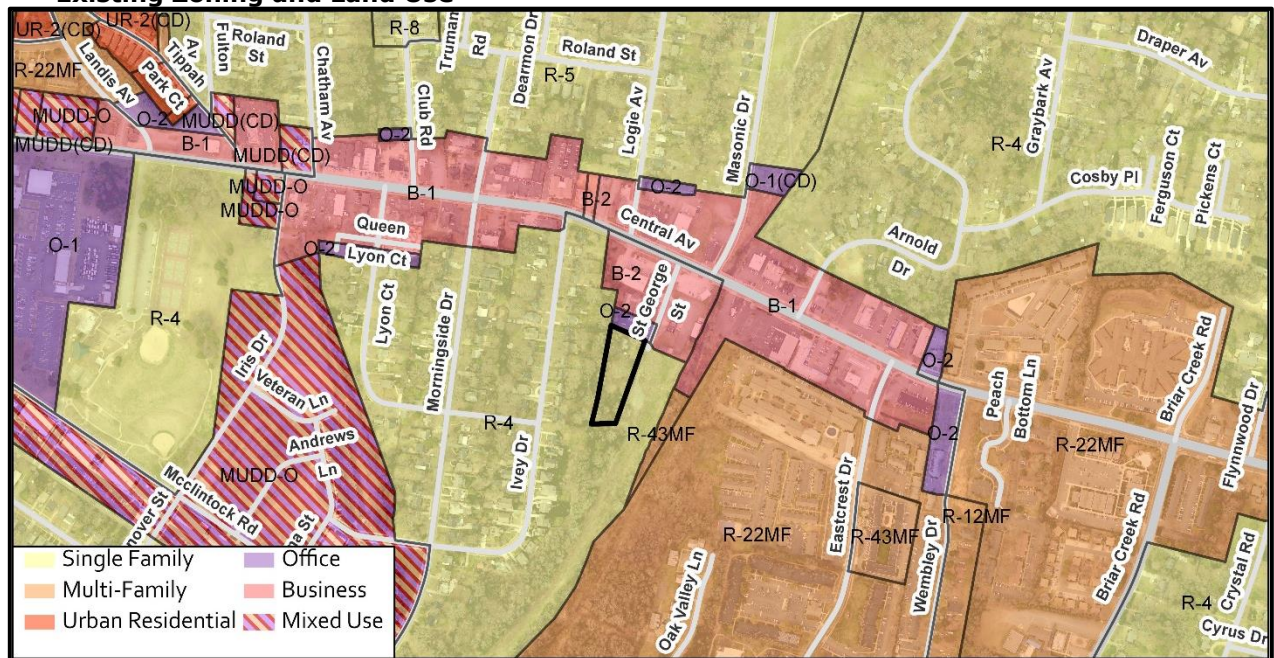
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Maximum of eight single family detached dwellings, with front entrances and front facing garages, at a density of 6.4 units per acre.
- Maximum building height limited to 30 feet, and two stories.
- Tree save located at rear of lots abutting the existing single family detached dwellings that back up to the site.
- Building materials consisting of hardi-plank, vinyl windows, architectural shingle and metal roofing.
- Development will be built in three phases.
- Site plan reflects an updated survey with topography that reflects a base flood elevation of 654 feet. The proposed elevation for the first finished floor will be 655.7 feet for all houses.

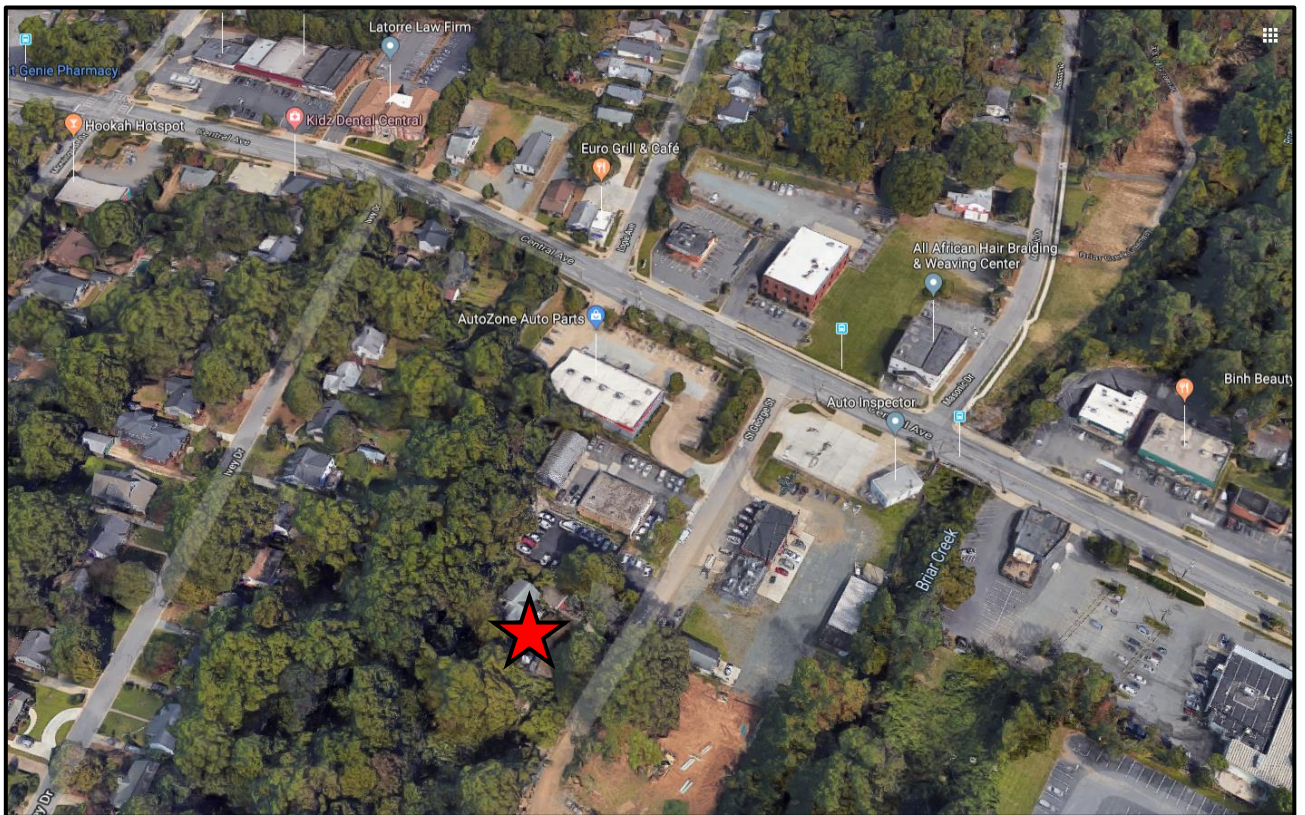
• Existing Zoning and Land Use



The subject property is developed with one single family residence. The area is primarily a mix of residential, and commercial zoning with some office zoning interspersed as well.

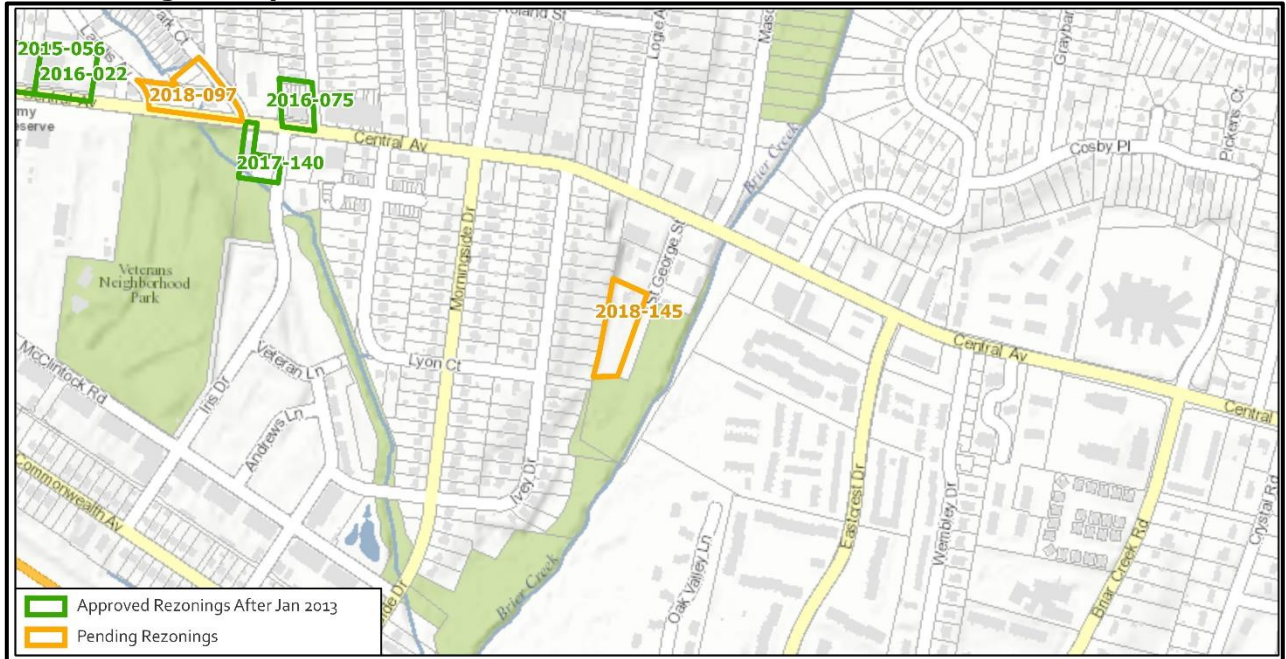


The subject property is developed with one single family detached dwelling.



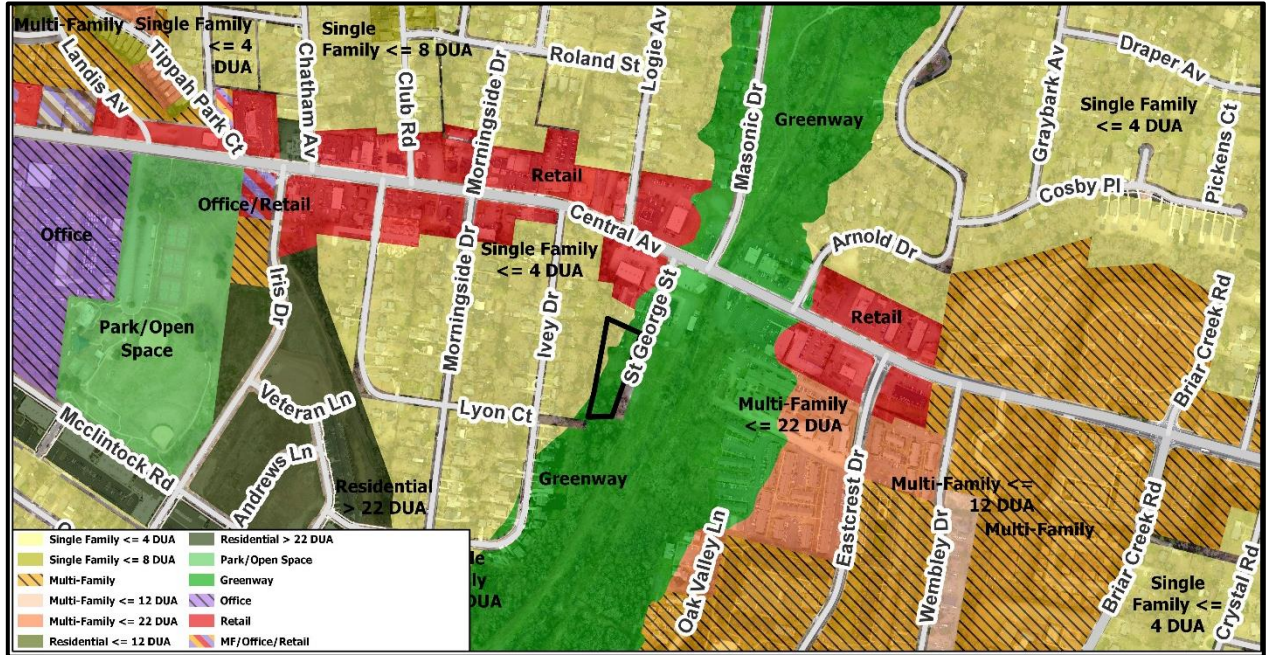
- Surrounding properties located on either side of Central Avenue include retail/nonresidential uses fronting portions of Central Avenue, with surrounding single family and multi-family dwellings, institutional, and park uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-097	Proposal for 1.04 acres located on the north side of Central Avenue between Tippah Park Court and Landis Avenue to Neighborhood Services (NS) to allow up to 8,000 square feet of uses permitted in the NS district, and up to 30 residential units in a single building.	Pending
2017-140	Rezoned 0.50 acres located at the southwest corner of Central Avenue and Iris Drive to MUDD-O to allow uses permitted in the MUDD district, including but not limited to retail, office and eating/drinking/entertainment establishments.	Approved
2016-075	Rezoned 0.55 acres located on the northwest corner at the intersection of Central Avenue and Chatham Avenue to MUDD(CD) to allow up to 12 single family attached dwelling units, at a density of 25 units per acre.	Approved
2016-022	Rezoned 1.02 acres located on the north side of Central Avenue, west of Landis Avenue and east of Nandina Street to MUDD-O to allow any use in the MUDD district.	Approved
2015-056	Rezoned 1.95 acres located on the north side of Central Ave between Nandina Street and Landis Avenue to MUDD(CD) and MUDD(CD) SPA to allow up to 97 multi-family dwelling units, with up to 7,800 square feet of non-residential uses including 3,000 square feet for leasing office and amenity space and 4,800 square feet of commercial uses along Central Avenue.	Approved

• Public Plans and Policies



- The *Central District Plan* (1993) recommends single family uses up to four dwelling units per acre.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to the 8 dwellings per acre requested as illustrated in the table below.

Assessment Criteria	Density Category – 6 up to 8 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	3
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 12

• TRANSPORTATION CONSIDERATIONS

- The site is located along a local road. The site commits to installing an eight-foot planting strip and a six-foot sidewalk, and widening St. George Street to a residential wide with an extra five feet on the opposing side of development to allow for on street parking.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on one single family dwelling).
 - Entitlement: 40 trips per day (based on four single family dwellings).
 - Proposed Zoning: 80 trips per day (based on eight single family dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** 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 would generate three students, while the development allowed under the proposed zoning may add four students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Oakhurst Stream remains at 103%
 - Eastway Middle remains at 108%
 - Garinger High remains at 117%.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing two-inch water distribution main located along St. George Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along St. George Street.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** See Outstanding Issues, Note 1.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESEnvironment

1. Reflect tree save area in common open space.

Attachments Online at www.rezoning.org

Planner: Sonja Strayhorn Sanders (704) 336-8327