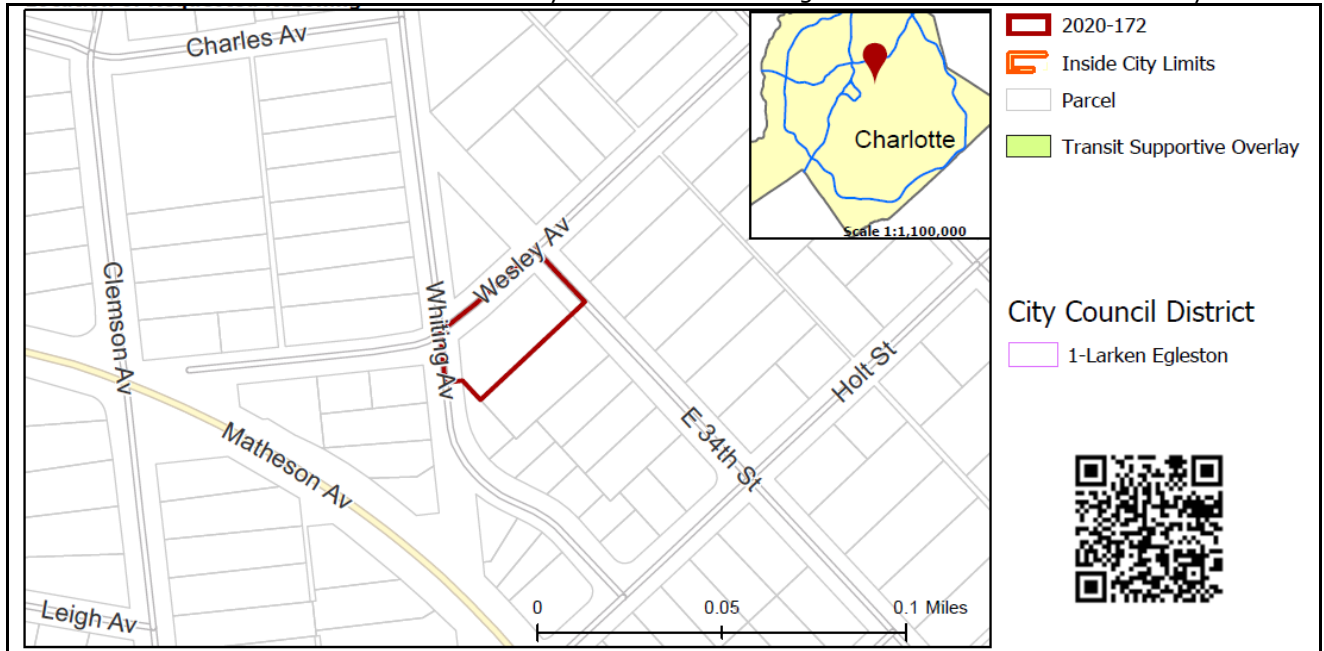


REQUEST

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

LOCATION

Approximately .312 acres located at the eastern intersection of Wesley Avenue and Whiting Avenue in the NoDa community.



SUMMARY OF PETITION

The petition proposes to rezone an existing single family-zoned parcel with one detached single family home to an urban residential conditional district to permit up to three single family detached homes at the site at a density of 9.6 dwelling units per acre.

PROPERTY OWNER

Alex Ransenberg

PETITIONER

Alex Ransenberg

AGENT/REPRESENTATIVE

Paul Pennell, Urban Design Partners

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Virtual Community Meeting: 17

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan's* (1993) recommendation for single family uses up to five dwelling units per acre (DUA) for the site but **consistent** with *General Development Policies* (GDP) recommendation for up to 12 DUA with design standards.

Rationale for Recommendation

- While over the District Plan's recommended density, the petition meets the General Development Policies locational criteria for consideration of up to 12 dwellings per acre.
- The petition is similar in density and type to previously approved rezoning petitions (2002-008; 7.4 DUA and 2004-078; 8 DUA).

- The request commits to the construction of three single-family detached residences with similar lot frontage width. For those reasons, this request is contextually appropriate with the surrounding community.
- The request for infill residential development at this location is in alignment with the Central District Plan's policy recommendation of promoting "more urban scale infill development".

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan* from single family uses up to five DUA to residential uses up to 12 DUA.

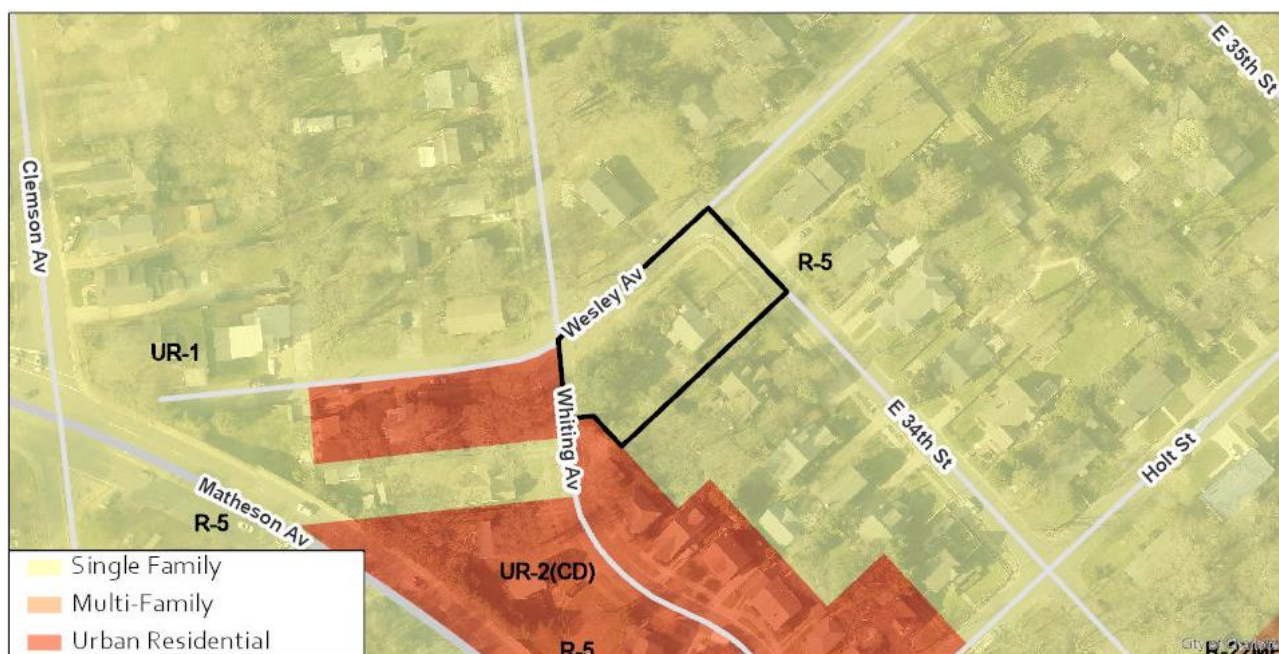
PLANNING STAFF REVIEW

• **Proposed Request Details**

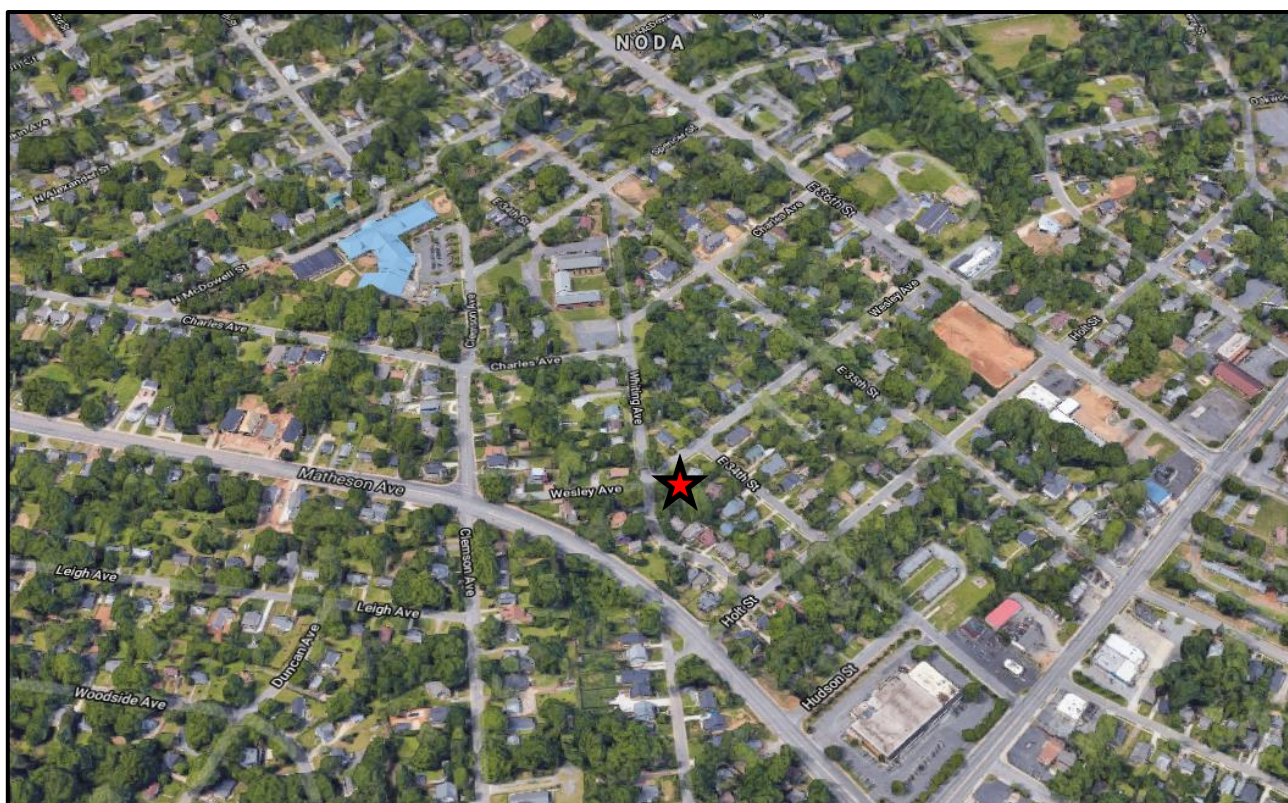
The site plan accompanying this petition contains the following provisions:

- Requests up to three single family detached dwelling units at an approximate density of 9.6 DUA.
- Commits to the construction of an 8-foot planting strip and 6-foot sidewalk along existing public street rights-of-way.
- Commits to enhanced architectural standards that include:
 - Height limitation of 35 feet/2.5 stories.
 - Minimum 6-foot tall privacy fence along the shared rear property line against existing single family homes.
 - Commits to preferred building materials including the prohibition of vinyl except when utilized on window/door trim and screen fencing.
 - Commitment to blank wall provisions limiting the expanse of said blank walls to 20 feet when adjacent to public rights-of-way.
 - Walkways from sidewalk to entry of each home.
 - Incorporation of porch or stoop adjacent to public rights-of-way. Corner units shall have a wrapped porch.
 - Entryways elevated a min. of 12" above public sidewalk.
 - Notes that lot one and two shall present a front to Wesley Avenue while lot three shall present a front along 34th Street.
 - Commits to a 30-foot setback (from existing BOC) along 34th Street and a 24-foot setback (from existing BOC) along Wesley Avenue.
 - Disallows ADUs for each lot.
- Full cutoff lighting for attached and detached lighting (except for any accent lighting).

• **Existing Zoning and Land Use**



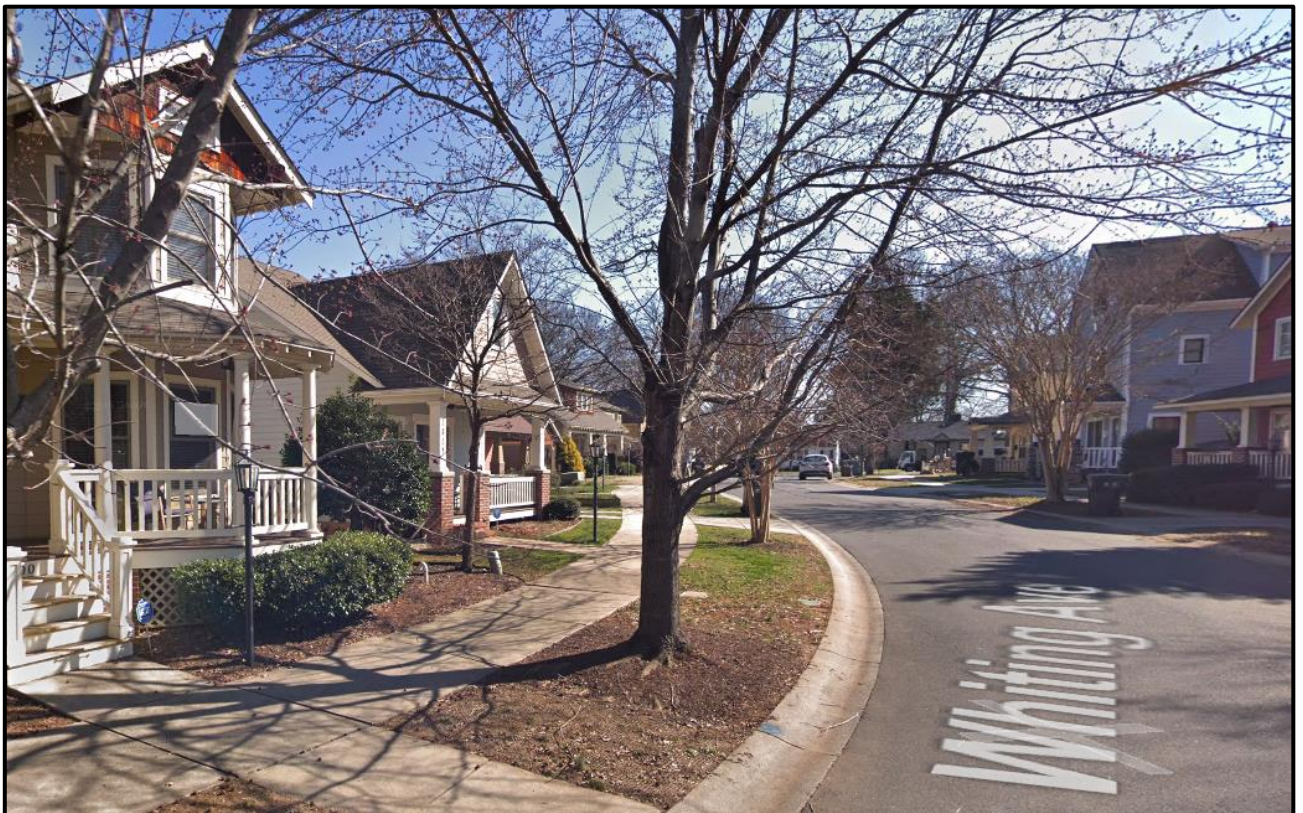
The subject property is located within a detached residential neighborhood in the NoDa community. The predominant zoning type is R-5 with some UR-2 along Whiting Avenue. The area in red illustrates the urban residential district near the subject property. That area was rezoned in 2002.



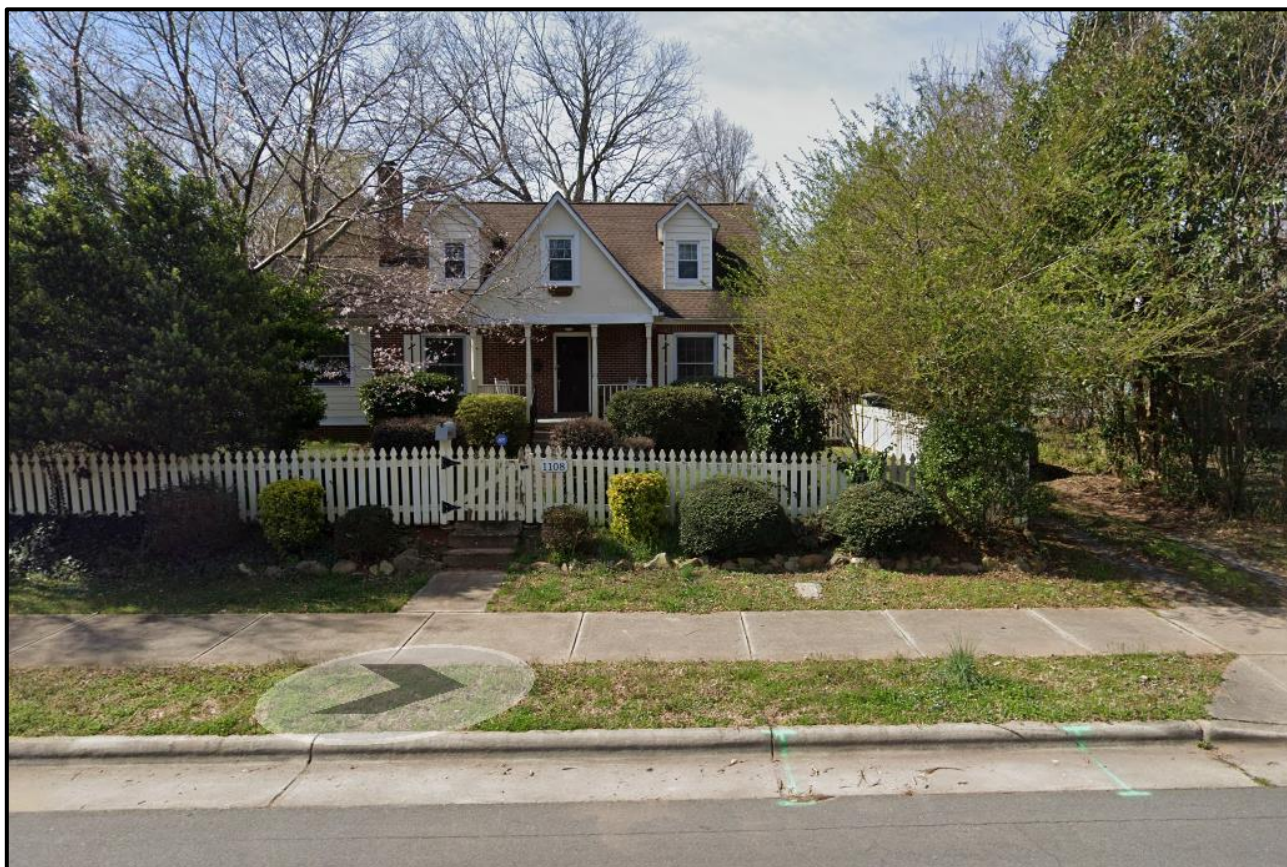
General location of subject property denoted by red star.



Streetview from the intersection of Wesley Avenue and E. 34th Street looking south toward the subject property.



Existing homes along whiting avenue that were constructed post 2002 under an UR district.



Single family home immediately adjacent to the subject property. This home is representative of the older housing typology located along E. 34th Street.

- Rezoning History in Area**



There have been no rezonings in the vicinity of this subject property in the last 5 years.

- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends single family uses up to 5 DUA for the site.
- 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 12 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 12 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	5
Road Network Evaluation	1
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 16

- **TRANSPORTATION SUMMARY**

- The site is located on three local City-maintained roads [Wesley Avenue, 34th Street, and Whiting Avenue]. The site plan commits to constructing a 6-foot sidewalk and an 8-foot planting strip along the sight's frontage in accordance with Chapter 19 of the City's Ordinance, Charlotte WALKS and CLDSM Standards. The petitioner also commits to reconstructing an existing curb ramp on the northeast quadrant of the Wesley Avenue intersection and installing two (2) curb ramps on the southeast curb return per ADA and PROWAG standards. All outstanding CDOT comments have been successfully addressed.
- **Active Projects:**
 - There are no active projects near the site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on one dwelling).
 - Entitlement: 10 trips per day (based on one dwelling).
 - Proposed Zoning: 30 trips per day (based on three dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org

- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce one student. Therefore, the net increase in the number of students generated from existing zoning to proposed is one student.
 - 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 67%.
 - Eastway Middle remains at 118%.
 - Garinger High remains at 122%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along E. 34th Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along E-34th Street. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See Outstanding Issues, Note 2.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Adjust proposed setback along E. 34th Street to make it more contextually appropriate to existing housing and the surrounding zoning district. Staff recommends 17 feet from ROW.~~ **ADDRESSED**

Environment

2. ~~At least 10 percent of total site with healthy trees must be preserved as tree save area for single family development. Show proposed tree save area and tree protection plan for critical root zone on rezoning application.~~ **ADDRESSED**

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: William Linville (704) 336-4090