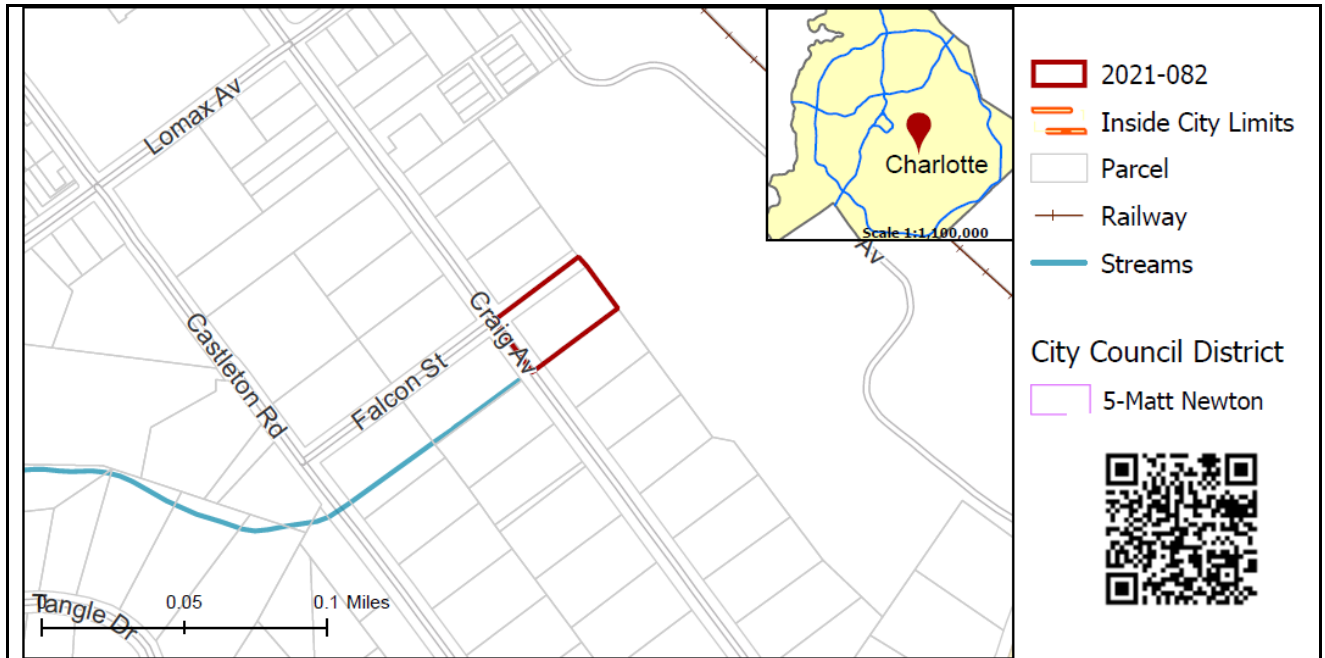


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-1(CD) (urban residential, conditional)

LOCATION

Approximately 0.39 acres located on the east side of Craig Avenue, west of Monroe Road, and north of North Sharon Amity Road



SUMMARY OF PETITION

The petition proposes redevelop the single family parcel with up to 3 units, a duplex on the corner facing Craig Ave. and single family detached to the rear facing Falcon Street.

PROPERTY OWNER

Sabas & Janett Orellana

PETITIONER

Kinger Homes

AGENT/REPRESENTATIVE

Paul Pennell/ Urban Design Partners

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0, the petitioner provided 2 separate notices and posted the presentation online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *South District Plan* recommendation for single family residential up to 3 dwellings per acre. However, the density for the petition is **consistent** with the *General Development Policies* which support up to 8 units per acre.

Rationale for Recommendation

- The petition proposes 3 dwellings, 1 duplex and 1 single family home for a density of 7.7 units per acre.
- The buildings are limited to 35 feet in height.
- The petition provides setbacks similar and compatible to setbacks of single family homes in the neighborhood.
- Specifies that duplex unit will have one unit orient to Craig Avenue and another orient towards Falcon Street.

- Prohibits direct vehicular access to Craig Avenue.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential less than or equal to 3 dwellings per acre to residential up to 8 dwelling per acre for the site.

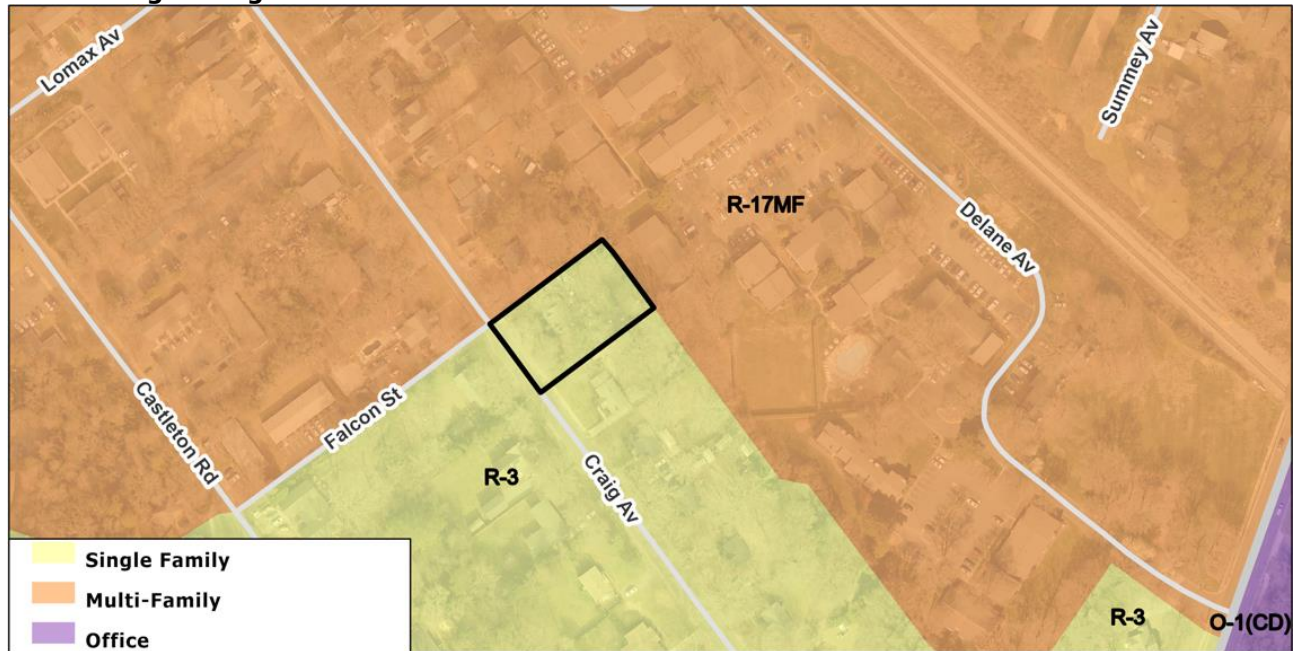
PLANNING STAFF REVIEW

• Proposed Request Details

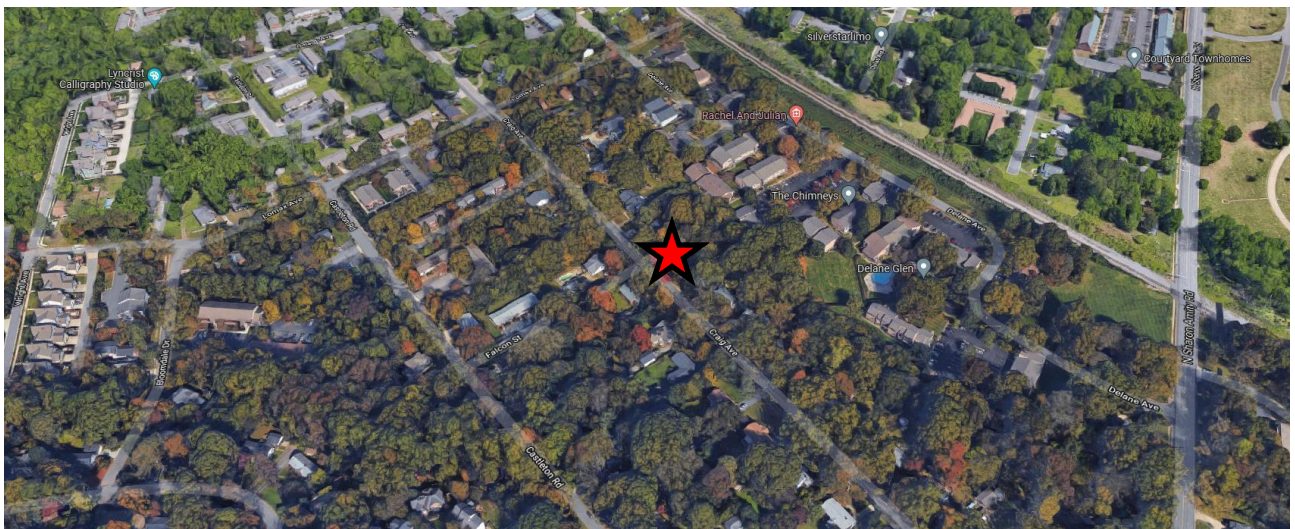
The site plan accompanying this petition contains the following provisions:

- Allows up to 3 dwellings on the site (a duplex on the corner and a single family detached dwelling)
- Commits that the duplex building will be designed to present one unit's front door on Craig Avenue and the other towards Falcon Street and the single family dwelling will be oriented to Falcon Street.
- Provides architectural features related to façade building materials, usable porches/stoop/patios and limits on blank walls.
- Constructs an 8 ft planting strip and 6 ft sidewalk along Craig Avenue and Falcon Street.
- Improves/constructs Falcon Street to city standards to the eastern property line.
- Provides a 35 ft setback along Craig Avenue from the existing/future back of curb and a 26 ft setback from the future back of curb along Falcon Street.
- Notes 2 large mature trees to be preserved along Craig Avenue within the setback.

• Existing Zoning and Land Use



The site is located in area with a mixture of residential uses including single family detached, attached and multi-family dwellings.



The site (indicated by the red star above) is in an area developed with residential with multi-family and attached residential to the north and east and single family dwellings to the south and west.



The site is developed with a single family home.



North of the site, across Falcon Street are single family attached dwellings under construction (street view image does not depict current conditions)



East of the site are multi-family dwellings located off Delane Avenue.



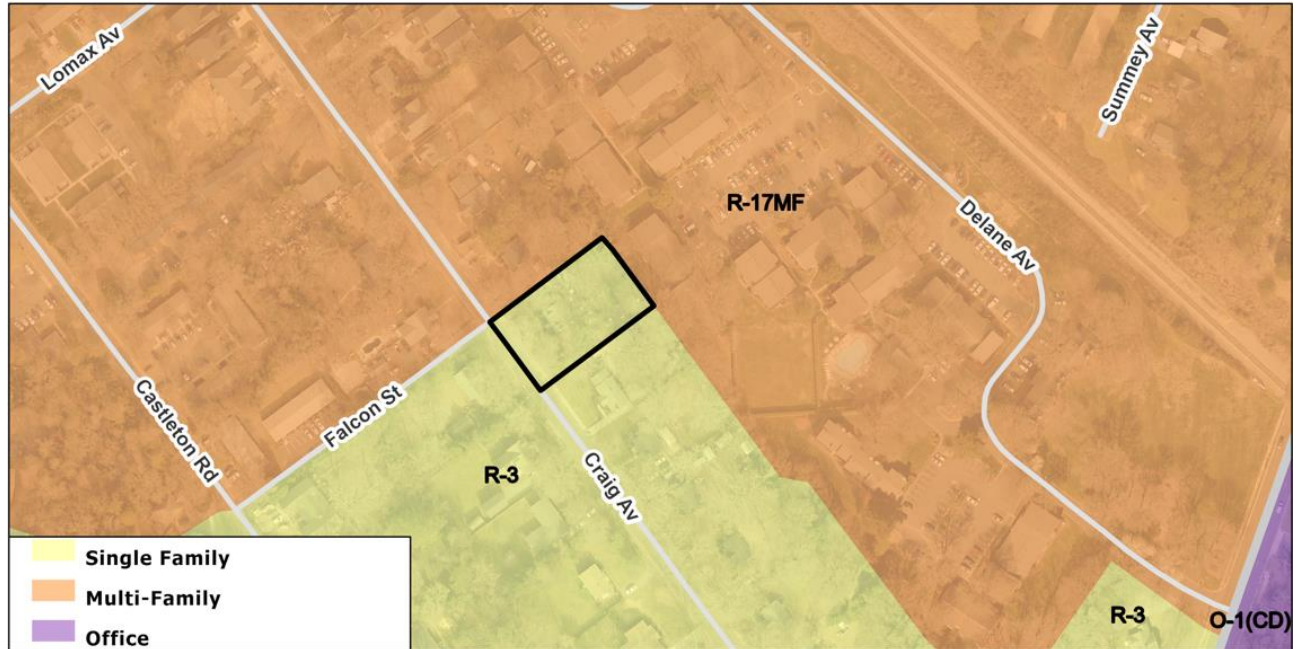
South and west of the site are single family dwelling along Craig Avenue are single family homes.

- **Rezoning History in Area**



There has been no recent rezonings in the area. South of the site just off the map, petition 2019-141 at the corner Castleton Road and North Sharon Amity Road rezoned a .44 acre parcel to UR-1(CD) to allow 3 single family detached dwellings

- **Public Plans and Policies**



- The *South District Plan* (1993) recommends single family residential up to 3 dwellings per acre 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 8 dwellings per acre as illustrated in the table below.

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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Craig Avenue, a City-maintained major collector near the intersection of Craig Avenue and Falcon Street, an unopened public right-of-way. A Traffic Impact Study (TIS) is not needed for this site. The site plan commits to constructing Falcon Street and providing an 8-foot planting strip and 6-foot sidewalk on Craig Avenue and Falcon Street in accordance with the Charlotte Walks and Chapter 19 of the City's Ordinances. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - NA
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on 1 dwelling).
 - Entitlement: 10 trips per day (based on 1 dwelling).
 - Proposed Zoning: 30 trips per day (based on 3 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 2 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 2 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Billingsville Elementary at 79%
 - Cotswold Elementary from 78% to 79%
 - Alexander Graham Middle at 112%
 - Myers Park High from at 121%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Craig Ave. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Craig Ave. See advisory comments at www.rezoning.org
- **City Arborist/Urban Forestry:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

1. ~~Amend note 1g. to specify a minimum size for the usable porch/stoop/patio. There is not a way to verify that a porch/stoop/patio is usable without a minimum size.~~ Addressed, the petitioner added a commitment for a minimum size of 30 sqft and minimum 5 ft in width.

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





Planner: John Kinley (704) 336-8311









RZP 2021-082

Goals Relevant to Rezoning Determinations

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✗
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	✓
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	✗
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	✗

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>