

REQUEST	Current Zoning: R-5, single family residential, R-8, single family residential, R-22MF, multi-family residential, R-43MF, multi-family residential, UR-2, urban residential, O-2, office, TOD-M, transit oriented mixed use district, optional, MUDD-O, mixed use development, optional, B-1, neighborhood business, B-2, general business, I-1, light industrial, and I-2, general industrial Proposed Zoning: Historic District Overlay with existing zoning to remain.
LOCATION	Approximately 171.3 acres east of Interstate-77 and generally bounded by Dunkirk Drive, West Tremont Avenue, South Tryon Street, and West Summit Avenue
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition seeks to establish a Historic District Overlay for portions of the Wilmore neighborhood, thereby protecting and preserving its architectural and cultural heritage.
STAFF RECOMMENDATION	Staff recommends approval of this petition. It is consistent with the <i>Central District Plan</i> .
Property Owner	Numerous
Petitioner	Wilmore Neighborhood Association
Agent/Representative	Dr. Martha Cary ("Missy") Eppes
Community Meeting	Meeting is not required.

PLANNING STAFF REVIEW

- **Background of Historic District Overlay**

The Wilmore Neighborhood, to the southwest of Uptown Charlotte, is approximately 335 acres in size with over 600 homes. Lying to the west of Dilworth, Wilmore mirrors the single family bungalows and wide curvilinear streets and sidewalks of Dilworth. Its buildings illustrate a diverse collection of styles and construction methods, though the majority exhibit characteristics typical of early 20th Century bungalows.

On March 10, 2010, the Charlotte Historic District Commission voted unanimously to endorse the designation of Wilmore as Charlotte's sixth Local Historic District, noting that 78% of the buildings in the proposed district have been determined to be contributing to the historic character of the area. The Survey and Research Report on this designation was forwarded to the NC State Historic Preservation Office for review and comment. Their comments include that period cottages and houses "with very good historic integrity are found in the largely intact historic neighborhood."

- **Rezoning History in Area**

Recent rezonings in the area include the denial of a rezoning of a religious facility and associated parking to MUDD-O in December 2009. A TOD-M rezoning was approved on West Summit Avenue in 2009 and a rezoning to TOD-MO was approved on South Mint Street in 2007. Also in 2007, a rezoning to MUDD-O was approved on Woodcrest Avenue, near South Tryon Street. The rezonings on Woodcrest Avenue and South Mint Street were within the proposed Historic District Overlay.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends the preservation of existing housing and the preservation of the unique historical and architectural quality of the Central District neighborhoods.
 - This petition is consistent with the *Central District Plan*.
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PUBLIC INFRASTRUCTURE (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No issues.
 - **Schools:** No impact on school system.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - The overlay district supports the re-use of existing structures and associated environmental benefits.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- List of Property Owners Within Petition
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Park and Recreation Review
- Site Plan
- Storm Water Review
- NC State Historic Preservation Office Letter

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