

REQUEST	Current Zoning: R-4 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 3.31 acres located on the east side of Craig Avenue along Lydia Ridge Lane between Eastview Drive and Richland Drive. (Council District 5 - Ajmera)
SUMMARY OF PETITION	The petition proposes to develop a vacant site located in the Cotswold/Oakhurst neighborhood to allow 17 single family detached dwellings, at a density of 5.13 units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Jacob's Fork Properties, LLC Jacob's Fork Properties, LLC John Carmichael and Ty Schaffer, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 23

STAFF RECOMMENDATION	<p>Staff does not recommend approval of this petition in its current form.</p> <p><u>Plan Consistency</u> The proposed land use is consistent with the residential land use recommended in the <i>South District Plan</i>. However, the proposed density does not meet the criteria set forth in the <i>General Development Policies (GDPs)</i> for an increase in density up to six dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • As currently designed, the proposed development is not consistent with the existing residential context, especially along Craig Avenue. • The site does not meet the design standards set forth in the <i>General Development Policies</i> to allow an increase in density up to six dwelling units per acre. • The following design standards pertaining to scale, building orientation, and street design should be met, in order to garner points for design criteria: <ul style="list-style-type: none"> • Sites along Craig Avenue should provide a similar lot width, setback, spacing and building height as the existing adjacent dwellings along Craig Avenue. • Structures adjacent to existing dwellings along Eastview Drive should provide appropriate building separation, screening and transition of height to those dwellings.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Maximum of 17 single family detached dwelling units at a density of 5.13 units per acre.
 - Maximum building height of 40 feet.
 - Units fronting Craig Avenue will have detached alley-fed garages located behind the dwelling. Interior homes will have front loading garages.
 - Site and units will be accessed off Craig Avenue via internal private streets.
 - Sidewalks will be provided along internal streets.
 - On-street parking will be provided along one of the internal private streets.
 - All transportation improvements will be constructed prior to the issuance of the first certificate of occupancy.
 - Building elevations are provided.
 - Building materials will be a combination of brick, stone, or other masonry materials, synthetic stone and cementitious siding. Vinyl, EIFS and Masonite are prohibited as exterior building materials except vinyl may be utilized on windows, doors, garage doors, soffits, trim and

railings.

- **Existing Zoning and Land Use**

- The subject property is currently vacant.
- Properties on the east side of Craig Avenue are zoned R-4 (single family residential), O-2 (office), B-2(CD) (general business, conditional), CC (commercial center), I-1 (light industrial), and I-2 (general industrial). Lots north of the site located on the west side of Monroe Road are zoned B-1 (neighborhood business), B-D(CD) (distributive business, conditional), B-2 (general business), I-2 (light industrial) and I-2(CD) (general industrial, conditional) and developed with a neighborhood park, retail, office, and warehouse uses, including an abutting government warehouse facility.
- Properties on the west side of Craig Avenue are zoned R-4 (single family residential), R-17MF, R-20MF and R-22MF (multi-family residential), and developed with single family and multi-family residential. See "Rezoning Map" for existing zoning in the area.

- **Rezoning History in Area**

- There have been no rezonings in the immediate area in recent years.

- **Public Plans and Policies**

- The *South District Plan* (1993) recommends single family land uses up to three dwelling units per acre.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre.

Assessment Criteria	Density Category – up to 6 du/a
Meeting with Staff	Yes (1)
Sewer and Water Availability	Yes (2)
Land Use Accessibility	Medium (2)
Connectivity Analysis	Low (1)
Road Network Evaluation	No (0)
Design Guidelines	No (0)
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 6

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along a major collector near an unsignalized intersection with a local street and next to the driveway to a CDOT Operations facility. The current site plan commits to streetscape improvements and the site will generate relatively low amounts of traffic.
- See Outstanding Issues, Notes 1 through 3.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: zero trips per day (based on a vacant lot).
 - Entitlement: 165 trips per day (based on 13 single family detached dwellings).
 - Proposed Zoning: 210 trips per day (based on 17 single family detached dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Solid Waste Services:** No issues.
- **Charlotte Fire Department:** No parking on streets less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate nine students, while the development allowed under the proposed zoning will produce 10 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) over existing conditions:
 - Cotswold Elementary remains at 152%
 - Alexander Graham Middle remains at 112%
 - Myers Park High remains at 114%.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Craig Avenue, and sewer system availability via existing eight-inch gravity sewer mains along Craig Avenue.

- **Engineering and Property Management:**
 - **Arborist:**
 - No trees can be removed from or planted in the right-of-way of Craig Avenue without permission of the City Arborist's office.
 - Petitioner must submit a tree survey for all trees two inches or larger located in the rights-of-way, and 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.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Transportation

1. Add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two feet behind back of sidewalk.
2. Revise site plan to specify private streets to be constructed as local residential wide.
3. CDOT discourages gated access. If the gate remains, site plan should be revised to specify that adequate turn around design, as approved by CDOT, will be required during permitting. Potential vehicle backing out of drive onto Craig Avenue is not an acceptable condition.

Site and Building Design

4. Provide lot width, setback, spacing, and building height compatible with the existing structures in the R-4 district along Craig Avenue. The lots toward the rear of the site are more appropriate for smaller lots, which will not disrupt the pattern of development on an existing street. The structures adjacent to the homes along Eastview Drive should provide appropriate separation, screening, and transition of height to those homes.
5. Provide a minimum setback of 18 to 20 feet for face of buildings on interior streets.
6. Show and label the future back of curb on Craig Avenue and measure the setback from that location.
7. Provide a 20-foot garage setback from the back of sidewalk.
8. Specify width of the potential tree save area, which should be a minimum of 30 feet.
9. Amend building elevations to indicate to which lots the elevations apply, delete the rear elevations, and annotate elevations to show materials and architectural commitments.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

10. Amend Note D to add that modifications will be minor.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - City Arborist Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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