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| REQUEST | Current Zoning: R-22MF, multi-family residential Proposed Zoning: R-5, single family residential |
| LOCATION | Approximately .794 acres located on the north side of Clement Avenue across from East 9 th Street and generally bounded by Bay Street, Lamar Avenue, and East 8 th Street. |
| SUMMARY OF PETITION | This petition proposes to rezone residential properties from R-22MF to R-5. This is a corrective rezoning in accordance with the <i>Elizabeth Area Plan</i> , which was adopted in 2011. |
| STAFF RECOMMENDATION | Staff recommends approval of this petition. This petition is consistent with the <i>Elizabeth Area Plan</i> . |
| PROPERTY OWNER | Monte Richey et. al. |
| PETITIONER | Charlotte-Mecklenburg Planning Department |
| AGENT/REPRESENTATIVE | N/A |
| COMMUNITY MEETING | Meeting is not required. |

PLANNING STAFF REVIEW

- **Background**

- The recently adopted *Elizabeth Area Plan* recommends rezoning the subject properties to align the zoning with the current land use. The subject parcels are located within a small area of R-22 MF zoning which is in the core of the Elizabeth single family residential neighborhood. As the properties are used for single family purposes rezoning to R-5 is appropriate.

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**

- The three parcels in question are located in the core of the established Elizabeth single family residential neighborhood, and are in a contiguous grouping of parcels zoned R-22MF. Of the nine parcels in this grouping, all three subject parcels are single family residential in use, while the other six lots contain multi-family dwellings. The surrounding neighborhood on all sides of this R-22MF grouping is zoned R-5.

- **Rezoning History in Area**

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

- **Public Plans and Policies**

- The *Elizabeth Area Plan* (2011) recommends residential land uses up and equal to five dwelling units per acre on all of the subject parcels. The plan recommends that lower density residential areas of Elizabeth should be preserved and protected, retaining their existing scale and character, with duplexes, triplexes, and quadruplexes organically interspersed amongst the neighborhood's predominantly single family structures.
 - This petition is consistent with the *Elizabeth Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 150 trips per day.
Proposed Zoning: 40 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

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

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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