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<b>REQUEST</b>	Current Zoning: R-22MF, multi-family residential and O-2, office Proposed Zoning: R-5, single family residential
<b>LOCATION</b>	Approximately .264 acres located on the north side of Hawthorne Lane between East 7 <sup>th</sup> Street and East 8 <sup>th</sup> Street.
<b>SUMMARY OF PETITION</b>	This petition proposes to rezone residential properties from R-22MF and O-2 to R-5. This is a corrective rezoning in accordance with the <i>Elizabeth Area Plan</i> , which was adopted in 2011.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. This petition is consistent with the <i>Elizabeth Area Plan</i> .
<b>PROPERTY OWNER</b>	Monte Richey et. al.
<b>PETITIONER</b>	Charlotte-Mecklenburg Planning Department
<b>AGENT/REPRESENTATIVE</b>	N/A
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### **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 front on Hawthorne Lane and contain single family dwellings which are similar in use, size, and scale with the adjacent single family residential neighborhood to the north. In addition, the existing alley between the retail and office uses on East Seventh Street and the subject properties will serve as a good buffer for the residential properties.

- **Proposed Request Details**

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

- **Existing Zoning and Land Use**

- The two parcels in question front Hawthorne Lane and are each developed with a single family residence (both constructed in 1921). One of the parcels is currently zoned office and the other is zoned R-22MF. An office is located directly across Hawthorne Lane on property zoned O-2, and retail and office uses zoned B-1, B-2, and MUDD-O exist along East 7<sup>th</sup> Street. Multifamily units exist immediately to the north and east of the rezoning site and to the southeast on properties all zoned R-22MF. The adjacent single family neighborhood to the north, east, and southeast is zoned R-5.

The existing dwellings on the subject rezoning site are similar in use and scale to those in the larger single family neighborhood, and the proposed zoning will reflect the existing uses on the properties.

- **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 up and equal to five dwelling units per acre on 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: 40 trips per day.  
Proposed Zoning: 20 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](http://www.rezoning.org)**

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

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