

<b>REQUEST</b>	Current Zoning: R-5, single family residential Proposed Zoning: R-8(CD), single family residential, up to 8 dwelling units per acre, conditional
<b>LOCATION</b>	Approximately 0.29 acres located along North Alexander Street between East 34 <sup>th</sup> Street and East 35 <sup>th</sup> Street.
<b>SUMMARY OF PETITION</b>	The petition proposes to subdivide the subject parcel into two lots, allowing the existing single family house to remain and a new single family home to be constructed on the second lot.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	H. Heath Alexander and Elizabeth B. Alexander H. Heath Alexander and Elizabeth B. Alexander N/A
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>North Charlotte Plan</i> and the <i>Transit Station Area Principles</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Lathrop.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modification:  1. The petitioner added a note stating the new house will be bungalow style, wood or hardi siding.
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<b>VOTE</b>	Motion/Second: Lathrop/Labovitz Yeas: Eschert, Griffith, Johnson, Labovitz, Lathrop, and Phipps Nays: None Absent: Allen Recused: None
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**ZONING COMMITTEE DISCUSSION** Staff presented this item to the Committee, noting that the petitioner had addressed the outstanding item by adding a note on the site plan that states the new house will be bungalow style, wood or hardi siding.

A Committee member asked about the age of the structure and possible establishment of a historic designation. Staff responded that the house was constructed in 1900 and the Historic District Commission and Historic Landmarks Commission are generally involved in the process for establishing historic designation. A Committee member noted that there may be a list maintained by the Landmarks Commission that identifies sites for potential historic designation. There was no further discussion of the petition.

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**
  - The site plan accompanying this petition contains the following provisions:
    - Subdivision of one parcel into two lots to allow the existing house to remain and the construction of a single family home on the other lot.
    - Maximum building height will not exceed 40 feet.
    - Existing carport to be removed.
    - Detached garage may be located in the rear of one or both lots.

- New single family home will meet the front setback and the side, and rear yards of the R-5 zoning district. New home will be set back 32' from existing or future curb.
  - New single family residential home will be similar in character and style to existing homes in the neighborhood, and will have a front porch.
  - New single family residential home will be bungalow style with wood or hardi siding.
  - Provision of a six-foot sidewalk and eight-foot planting strip along N. Alexander Street.
  - **Public Plans and Policies**
    - The *North Charlotte Plan* (1995) recommends single family residential on the subject property.
    - The parcel lies within 1/4 mile of the proposed Blue Line Extension (BLE) 36<sup>th</sup> Street station. The *Transit Station Area Principles*, adopted in 2001 and used as the basis for station area plan land use recommendations, supports the preservation and protection of existing stable neighborhoods. This particular street is predominantly established single family residential and should retain that form of development.
    - The petition is consistent with the *North Charlotte Plan* and the *Transit Station Area Principles*.
  - **Staff Recommendation (Updated)**
    - Staff agrees with the recommendation of the Zoning Committee.
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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.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

**Planner:** Claire Lyte-Graham (704) 336-3782