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| <b>REQUEST</b>              | Current Zoning: R-5, single family residential<br>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>STAFF RECOMMENDATION</b> | Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>North Charlotte Plan</i> and the <i>Transit Station Area Principles</i> . |
| <b>PROPERTY OWNER</b>       | H. Heath Alexander and Elizabeth B. Alexander   |
| <b>PETITIONER</b>           | H. Heath Alexander and Elizabeth B. Alexander   |
| <b>AGENT/REPRESENTATIVE</b> | n/a   |
| <b>COMMUNITY MEETING</b>    | Meeting is required and has been held. Report available online.   |

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#### 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.
- New single family home will meet the front setback and the side, and rear yards of the R-5 zoning district.
- New single family residential home will be similar in character and style to existing homes in the neighborhood, and will have a front porch.
- Provision of a six-foot sidewalk and eight-foot planting strip along N. Alexander Street.
- A shared driveway.
- Petitioner has issue with this as these improvements are not appropriate given this street is narrow. Property across the street was required to do same improvements but aerial shows otherwise.

- **Existing Zoning and Land Use**

- The subject parcel is developed with a single family home constructed in 1900. The site is surrounded by a mix of residential, commercial, institutional, and warehouse uses on properties zoned R-5, R-8(CD), UR-1(CD), O-2, NS, B-1, MUDD-O, and I-2.

- **Rezoning History in Area**

Recent rezonings in the area include:

- Rezoning petition 2012-007 approved the construction of 15 attached for sale townhomes on 0.628 acres located on the north side of Yadkin Avenue between East 35<sup>th</sup> and East 36<sup>th</sup> Streets.
- Rezoning petition 2005-143 rezoned approximately 0.31 acres located on the south side of North Alexander Street (and opposite the rezoning site) from R-5 to R-8(CD), in order to allow the existing lot to be subdivided into two lots. The approval allowed the existing single family dwelling to remain and required that any new dwelling be similar in character to existing homes in the neighborhood.

- **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*.
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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:** CDOT notes this petition will not significantly impact the surrounding street network.
    - **Vehicle Trip Generation:**  
Current Zoning: 10 trips per day.  
Proposed Zoning: 20 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** CMS notes that zero students would be generated under the existing zoning, while zero students would be generated under the proposed zoning. This petition will not significantly impact neighborhood schools.
  - **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.

**OUTSTANDING ISSUES**

- The petitioner should:
    - Add a note indicating the building materials and style of the proposed structures.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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

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