

REQUEST	Current Zoning: UR-1(CD), urban residential, conditional Proposed Zoning: R-6, single-family residential
LOCATION	Approximately 0.36 acres located on the northwest corner at the intersection of Wake Street and Frazier Avenue. (Council District 2 - Mitchell)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the R-6 zoning district.
PROPERTY OWNER	Kelley E. Moulton and Katherine D. Kerr
PETITIONER	Kelley E. Moulton
AGENT/REPRESENTATIVE	Michael J. Doney
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>West End Land Use & Pedscape Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Phipps).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Allen/Lathrop Yeas: Allen, Eschert, Griffith, Johnson, Labovitz, Lathrop, and Phipps Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee members and indicated any future development on the site would be consistent with the area due to the minimum lot size requirement of the proposed zoning district being similar to the existing lot sizes of the surrounding parcels. The Zoning Committee also discussed the development restrictions of the previous rezoning approved in 2008 that dealt with minimum building square footage requirements and architectural design.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - The subject parcel was one of three parcels rezoned by petition 2008-064.
 - The subject parcel allowed a total of three single family structures to be developed on the subject property.
The site plan details showed three single family structures with a minimum square footage of 4,000 square feet and building elevations with materials.

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
 - **Public Plans and Policies**
 - The *West End Land Use and Pedscape Plan* (2005) recommends single family land uses at five dwelling units per acre on the subject site.
 - The petition is inconsistent with the recommended density of the *West End Land Use and Pedscape Plan*.
 - **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 issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **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*.
 - There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

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

- Application
- Pre-Hearing Staff Analysis
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326