
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is inconsistent with the residential density recommended in the <i>West End Land Use & Pedscape Plan</i> ; however, the lot size of the request zoning district will be similar in size and the yard requirements will be consistent with the surrounding properties.
PROPERTY OWNER	Kelley E. Moulton and Katherine D. Kerr
PETITIONER	Kelley E. Moulton
AGENT/REPRESENTATIVE	Michael J. Doney
COMMUNITY MEETING	Meeting is not required.

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.
 - **Existing Zoning and Land Use**

The subject parcel is currently zoned UR-1(CD) and is vacant. The surrounding properties are currently zoned R-5 and UR-1(CD) and are either vacant or developed with residential structures.
 - **Rezoning History in Area**

There have been no rezonings in the immediate area.
 - **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*.
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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.
 - **Vehicle Trip Generation:**
Current Zoning: 30 trips per day.
Proposed Zoning: 20 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate two students. The net change in number of students from existing to the proposed zoning is zero students.
 - **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.

OUTSTANDING ISSUES

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

- Application
- 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 Park and Recreation
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326