

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: UR-1(CD), urban residential, conditional
LOCATION	Approximately 0.197 acres located on the west corner at the intersection of Sharon Road and Westminster Place. (Council District 6 – Dulin)
SUMMARY OF PETITION	The petition proposes to rezone the subject property in order to reduce the required rear yard setback, and allow the construction of an addition to an existing single-family residence.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Tyler Grey Conner and Ashley Elizabeth Butler Tyler Conner and Ashley Butler N/A
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the Central District Plan and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lathrop seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. The petitioner has added the required notes to the site plan. 2. Site data has been added identifying the existing building square footage, square footage of the proposed addition, and the total square footage. 3. A note has been added to the site plan stating the site will be limited to one (1) single family residential structure, along with accessory structures permitted in accordance with the ordinance. 4. The site plan is now labeled as rezoning petition 2013-011.
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VOTE	Motion/Second: Walker/Eschert Yeas: Allen, Eschert, Johnson, Labovitz, Lathrop, and Walker Nays: None Absent: Nealon Recused: None
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ZONING COMMITTEE DISCUSSION Staff presented this item to the Committee, and a Commission member recounted concerns expressed at the public hearing regarding this proposed zoning district setting a precedent. Staff responded by stating that the lots in the area vary in size and dimension, and that the petitioner’s proposed rear setback with the new addition is in keeping with properties similar in size. In addition, staff stated the petitioner added a note to the site plan to allow only a single family residential structure on the subject property.

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

- **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - Proposed 932 square-foot expansion to an existing 1,031 square-foot single family residential home, totaling 1,963 square feet.
 - The site will be limited to one single family residence. Accessory structures will be permitted in accordance with the ordinance.

- Building height will not exceed 40 feet.
 - Proposed addition to be consistent with bungalow style, with hardi siding.
 - **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends single family residential up to 4 dwelling units per acre for this site and the surrounding parcels.
 - The petition is consistent with the *Central District Plan* so long as the use remains a single family residence.
 - **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 comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** 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.

Attachments Online at 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 Storm Water Services Review
- Engineering and Property Management 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