

---

<b>REQUEST</b>	Current Zoning: R-3, single family residential Proposed Zoning: UR-1(CD), urban residential, conditional
<b>LOCATION</b>	Approximately 0.197 acres located on the west corner at the intersection of Sharon Road and Westminster Place. (Council District 6 – Dulin)
<b>SUMMARY OF PETITION</b>	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.
<b>STAFF RECOMMENDATION</b>	Staff is unable to support this petition in its current form due to several outstanding site plan issues, including format. The petition is consistent with the <i>Central District Plan</i> as long as the use remains a single family residence.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Tyler Grey Conner and Ashley Elizabeth Butler Tyler Conner and Ashley Butler N/A
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

---

#### PLANNING STAFF REVIEW

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
    - Reduction of the required rear yard setback from 45 feet to 10 feet to accommodate a proposed addition to the rear of the existing single family residence.
  - **Existing Zoning and Land Use**  
The rezoning site is developed with a 1,573 square-foot (total) one-story single family house built in 1925 and is surrounded by single family homes on properties zoned R-3.
  - **Rezoning History in Area**  
There have been no recent rezonings in the immediate area.
  - **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.
- 

#### 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.
  - **Vehicle Trip Generation:**  
Current Zoning: 10 trips per day.  
Proposed Zoning: 10 trips per day.
  - **Connectivity:** No issue.

- **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.
- 

#### **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:
    1. The site plan provided is unacceptable in its current form. Place the required standardized notes on the site plan.
    2. Ensure required site data clearly notes existing building square footage, square-footage of the proposed addition, and total building square footage.
    3. Provide a note that states the intent to maintain the property with one (1) single family residential structure.
    4. Label site plan as rezoning petition 2013-011.
- 

#### **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 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