

REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: UR-1(CD) (urban residential, conditional)
LOCATION	Approximately 0.46 acres located on the east side of North McDowell Street between East 35th Street and East 36th Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to rezone the subject site in order to subdivide two single family parcels into three lots. One of the existing parcels is developed with two dwelling units, which is not in compliance with the current Ordinance. Creation of the third lot will allow all three dwellings to be located on individual parcels.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Day Hixson and Hilary K. Belcher Day Hixson N/A
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Blue Line Extension 36th Street Transit Station Area Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee (motion by Commissioner Labovitz seconded by Commissioner Nelson).
ZONING COMMITTEE ACTION	The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modification: 1. A scale (1 inch = 50 feet) has been added to the site plan.
VOTE	Motion/Second: Labovitz/Nelson Yeas: Dodson, Eschert, Labovitz, Nelson, and Sullivan Nays: None Absent: Ryan and Walker Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this item to the Zoning Committee, noting the purpose of the rezoning was to allow the subdivision of the parcels into three lots to correct a condition inconsistent with the current Ordinance involving two single family homes situated on the same lot. A Committee member inquired about what would occur in the event the a developer came in and wanted to tear down the houses and build six houses. Staff noted the site plan restricts use to single family homes, and further clarified that a redevelopment of the site would more than likely require a site plan amendment or full rezoning.
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:

- Rezone the subject sites which consists of two lots developed with three single family homes in order to allow the creation of three lots with existing homes to remain.
- Allow single family detached dwellings and related accessory uses as permitted in the UR-1 (urban residential) district.
- Development note stating that in the event the residential dwellings on the subject parcels are demolished and redevelopment occurs, the sidewalks and planting strips will be installed along abutting streets per ordinance and/or streetscape plan.

- **Public Plans and Policies**

- The *Blue Line Extension 36th Street Transit Station Area Plan* recommends low density residential development up to six dwelling units per acre in this area.
 - The proposed land use is consistent with the *Blue Line Extension 36th Street Transit Station Area Plan*. The proposal results in seven units per acre which is a slight in an increase in density (approximately 7 units per acre) over from what is recommended in the plan. However, the existing single family dwellings will remain, and this land use pattern is consistent and in character with the surrounding neighborhood.
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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 comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No comments received.
 - **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.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation 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