
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issue. The petition is consistent with the residential land use recommendation in the <i>Blue Line Extension 36th Street Transit Station Area Plan</i> , which recommends up to six dwelling units per acre. The proposal results in seven units per acre which is a slight increase 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.
PROPERTY OWNERS	Day Hixson and Hilary K. Belcher
PETITIONER	Day Hixson
AGENT/REPRESENTATIVE	N/A
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1

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.

• Existing Zoning and Land Use

- The rezoning site consists of two lots developed with three detached single family homes, of which two are situated on the same lot. The homes on the same lot were built in 1914 and 1929, and the other dwelling was built in 1914. The rezoning site is immediately surrounded by primarily single family detached homes on properties zoned R-5 (single family residential), UR-1(CD) (urban residential, conditional), and R-8(CD) (single family residential, conditional).

• Rezoning History in Area

- Approval of petition 2012-080 rezoned approximately 0.29 acres located along North Alexander Street between E. 34th Street and E. 35th Street from R-5 (single family residential) to R-8(CD) (single family residential, conditional), in order to subdivide a parcel into two lots, allowing the existing single family house to remain and a new single family home to be constructed on the other lot.
- Approval of petition 2009-061 rezoned approximately 0.50 acres located on the east corner of E. 36th Street and N. McDowell Street from R-5 (single family residential) to UR-2(CD) (urban residential, conditional) in order to allow 16 multi-family units and one single family dwelling on a separate lot, at a density of 34 dwelling units per acre.

• 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 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.
 - **Vehicle Trip Generation:**
Current Zoning: 20 trips per day.
Proposed Zoning: 30 trips per day.
 - **Connectivity:** 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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Add a scale to the site plan.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- 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