

REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: UR-1 (urban residential)
LOCATION	Approximately 0.11 acres located on the southeast corner at the intersection of Catawba Avenue and Allen Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the UR-1 (urban residential) district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Blue Property Group, LLC and Justin W. Lanford Justin W. Lanford NA
STATEMENT OF CONSISTENCY	<p>This petition is found to be consistent with the <i>Belmont Area Revitalization Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends residential uses for the subject property. <p>Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • Meeting the development standards for the current R-5 (single family residential) district is difficult for the existing lot of record due to the small size; <p>By a 5-1 vote of the Zoning Committee (motion by Commissioner Labovitz seconded by Commissioner Nelson).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Labovitz/Nelson Yeas: Dodson, Eschert, Labovitz, Nelson and Ryan Nays: Sullivan Absent: Walker Recused: None
ZONING COMMITTEE DISCUSSION	Staff provided a summary of the petition and noted that there are no outstanding issues. Staff pointed out that it is difficult for the existing lot of record to be developed and meet the development standards for the current R-5 (single family residential) district. Staff further noted that the proposed UR-1 (urban residential) district allows detached, duplex, attached dwellings and group homes for up to six residents as by right uses. A commissioner asked if a nonresidential use such as a convenience store would be permitted and staff responded that such a non-residential use would not be permitted. There was no further discussion.
MINORITY OPINION	A minority of the committee did not feel a group home for up to six residents would be a suitable use. (Note: Staff clarified that a group home would be allowed under the current zoning classification.)
STAFF OPINION	Staff agrees with the recommendation of the majority of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Public Plans and Policies**

- The *Belmont Area Revitalization Plan* (2003) recommends residential uses up to five dwelling units per acre in this area.
 - Redevelopment with a residential use will be consistent with the *Belmont Area Revitalization Plan*. However, due to the small parcel size, the resultant density will not be consistent with the *Belmont Area Revitalization 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.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** 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*.
 - There is no site plan associated with this conventional rezoning request.
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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
- 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

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