

REQUEST	Current Zoning: UR-1(CD) (urban residential, conditional) Proposed Zoning: UR-1 (urban residential)
LOCATION	Approximately 0.30 acres located on the north side of West 5 th Street between Flint Street and Frazier Avenue. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the UR-1 (urban residential) district on a vacant lot in the Biddleville Neighborhood.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Randall Craig Voyles and Brian Russell Yow Randall C. Voyles and Brian R. Yow NA
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition to be consistent with the <i>West End Land Use & Pedscape 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 single family residential up to five dwelling units per acre. <p>Therefore, this petition was 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"> • Redevelopment with a residential use will be consistent with the <i>West End Land Use & Pedscape Plan</i>; and • The UR-1 (urban residential) district is intended to protect and enhance designated single family areas and to encourage appropriate infill development within these areas; and • Uses permitted by right in the UR-1 (urban residential) district include attached and detached residential dwellings, and duplexes; and • The size of the subject property will limit development to either a single family home or duplex; <p>By a 6-0 vote of the Zoning Committee (motion by Dodson seconded by Eschert).</p>
ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
VOTE	<p>Motion/Second: Dodson / Wiggins Yeas: Dodson, Eschert, Lathrop, Majeed, Sullivan, and Wiggins Nays: None Absent: Labovitz Recused: None</p>
ZONING COMMITTEE DISCUSSION	Staff presented this item to the Committee, noting the petition was consistent with the <i>West End Land Use Pedscape Plan</i> . There was no discussion of this request.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

(Pre-Hearing Analysis online at www.rezoning.org)**PLANNING STAFF REVIEW****• Proposed Request Details**

This is a conventional rezoning petition, to which all the standards, regulations and uses in the UR-1 (urban residential) zoning district will apply.

• Public Plans and Policies

- The *West End Land Use & Pedscape Plan* (adopted 2005) recommends single family residential up to five dwelling units per acre for this site.

• TRANSPORTATION CONSIDERATIONS

- As a small conventional rezoning request, CDOT does not have any concerns with this petition. CDOT will review the site plan during the permitting process to ensure compliance with development requirements.
- See Advisory Comments, Note 1.
- **Vehicle Trip Generation:**
Current Zoning: 15 trips per day (based on one single family dwelling).
Proposed Zoning: 15 trips per day (based on one single family dwelling).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate one student, while the development allowed under the proposed zoning will produce one student. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 0 students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Bruns Academy (129%) or West Charlotte (94%).
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** See Advisory Comments, Note 2.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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ADVISORY COMMENTS

1. The setback for this district is measured from the back of the existing or future curblineline as determined by CDOT and Planning during the permitting process.
 2. Charlotte Water has water system availability via existing 6-inch water mains located along West 5th Street and Frazier Avenue and sewer system availability via existing 8-inch gravity sewer mains located along West 5th Street and Frazier Avenue. It should be noted that a section of the 8-inch sewer main is located within the boundary of the parcel at the northwest corner of the property.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review

- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782