

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.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>West End Land Use & Pedscape Plan</i> recommendation for single family residential up to five dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></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>. • 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. • Uses permitted by right in the UR-1 (urban residential) district include attached and detached residential dwellings, and duplexes. • The size of the subject property will limit development to either a single family home or duplex.
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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.
 - The site is currently zoned UR-1(CD) (urban residential, conditional) and approved for the construction of a 3,444-square foot single family detached home at a maximum height of three stories with prescribed elevations for the front of the building via rezoning petition 2008-064.
 - Uses allowed in the proposed UR-1 (urban residential) zoning district include attached and detached dwellings, and duplexes.
- **Existing Zoning and Land Use**
 - The rezoning site is currently vacant and was one of four lots rezoned from R-5 (single family residential) to UR-1(CD) (urban residential, conditional) as part of rezoning petition 2008-064 which allows the construction of a 3,444-square foot single family detached home with a maximum height of three stories.
 - The site is immediately surrounded by predominantly single family detached homes with some duplexes and vacant lots in the Biddleville neighborhood. Most of these properties are zoned R-5 (single family residential). Further north is Johnson C. Smith University.
 - West and south of West 5th Street are a mix of residential, retail, office, and institutional uses zoned R-22MF PED (multi-family residential, pedestrian overlay), B-1 PED (neighborhood business, pedestrian overlay), and B-1 PED-O (neighborhood business, pedestrian overlay, optional).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Rezoning petition 2016-002 rezoned approximately 2.75 acres located on the west side of West Trade Street and south of South Bruns Avenue from R-8 (single family residential) and B-1 PED (neighborhood business, pedestrian overlay) to R-8(CD) (single family residential, conditional)

and B-1 PED-O (neighborhood business, pedestrian overlay-optional) to allow an additional 13 feet of height in order to enclose a portion of the existing roof terrace on top of the parking deck for Mosaic Village.

- Rezoning petition 2012-094 rezoned approximately 0.36 acres located on the northwest corner at the intersection of Wake Street and Frazier Avenue from UR-1(CD) (urban residential, conditional) to R-6 (single family residential) to allow all uses permitted in the R-6 (single family residential) district.
- **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 1 student, while the development allowed under the proposed zoning will produce 1 student. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 0 students. The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Bruns Academy from 129% to 129%
 - West Charlotte from 94% to 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.

ADVISORY COMMENTS

1. The setback for this district is measured from the back of the existing or future curbline 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.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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