

REQUEST

Current Zoning: R-4 (single family, residential)
Proposed Zoning: R-5 (single family, residential)

LOCATION

Approximately 0.35 acres located at the intersection of E. Sugar Creek Road and Anderson Street south of The Plaza.
(Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes to redevelop the site to allow all uses permitted in the R-5 (single family residential) zoning district.

PROPERTY OWNER

Michael Loeb

PETITIONER

Michael Loeb

AGENT/REPRESENTATIVE

Michael Loeb

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

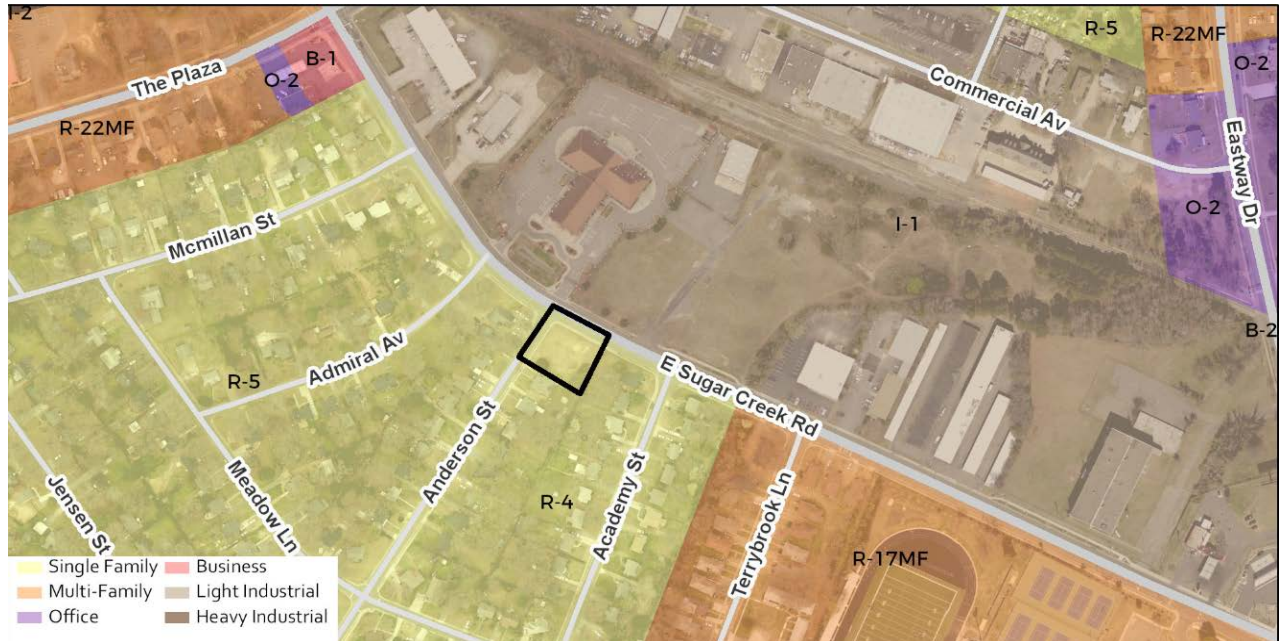
The proposed single family land use is consistent with the *Central District Plan* recommendation for residential uses. The *General Development Policies* support a density of up to six dwelling units per acre.

Rationale for Recommendation

- The proposed single family development is located within an established single family detached neighborhood.
- The surrounding single family neighborhood includes a mix of R-4 and R-5 (single family residential) zoning districts that all allow for single family development.
- The differences between R-4 and R-5 (single family residential) districts are relatively minor and both are appropriate for low density single family development.
- The site is adjacent to industrial zoning containing retail, religious institution, and retail uses across E. Sugar Creek Road.
- The petition will provide single family detached dwellings within the range supported by the *General Development Policies*.

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**



The subject property is vacant and is zoned R-4 (single family residential).

Surrounding properties on the south side of E. Sugar Creek Road contain single family, duplex, multi-family dwellings, a public school, and a retail store. Industrial, retail, and religious institution uses exist on the north side of E. Sugar Creek Road in industrial zoning.



The subject property is vacant.



The property to the north is developed with a religious institution zoned I-1 (light industrial).



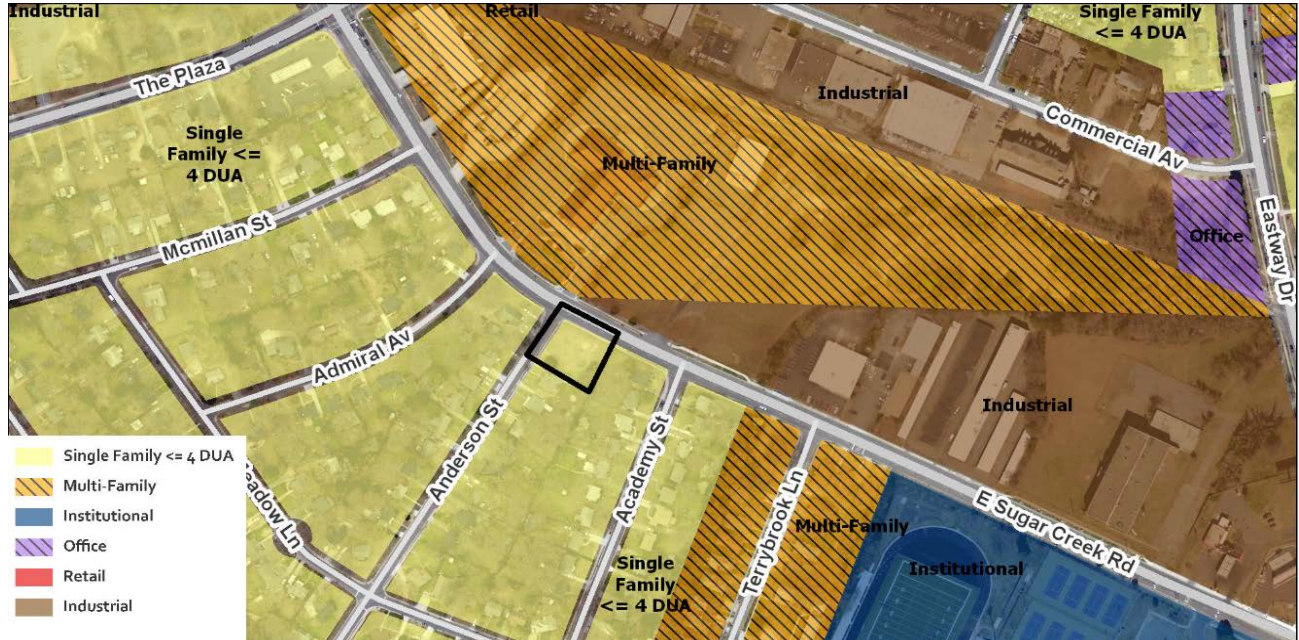
Surrounding properties are developed with single family homes.

• **Rezoning History in Area**



There have been no recent rezonings in the immediate area.

• **Public Plans and Policies**



- *Central District Plan* (1993) recommends single family residential uses.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of up to six dwellings per acre as requested and as illustrated in the table below.

Assessment Criteria	Density Category – up to 6 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	4
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 14

• **TRANSPORTATION CONSIDERATIONS**

- The site is located at the unsignalized intersection of a major thoroughfare and a local street and is approximately ½ mile from the Sugar Creek Blue Line Station. During permitting, CDOT will work with the petitioner to improve the streetscape along both streets to current City standards.
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 0 trips per day (based on vacant site).
 Entitlement: 10 trips per day (based on one single family detached dwelling).
 Proposed Zoning: 10 trips per day (based on one single family detached dwelling).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding 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 zero students.
 - The proposed development is not projected to increase the school utilization above current conditions (without mobile classroom units), and utilization will be as follows:
 - Shamrock Gardens Elementary remains at 75%
 - Eastway Middle remains at 102%

- Garinger High remains at 123%.
- **Charlotte Water:** No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be planted in the right-of-way of any City maintained street (Anderson Street) without explicit permission of the City Arborist's office.
No trees can be planted in the right-of-way of any State maintained street (E. Sugar Creek Road.) without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact Laurie Reid (704-336-5753) at the City Arborist's office for a tree planting permit before planting trees in the NCDOT right-of-way once plans have been approved by the City and before planting trees in the NCDOT right-of-way.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** Site is in a Wedge and will be required to provide 15% tree save area based on gross acreage, which totals 0.05 acres of tree save. Tree save must contain existing healthy tree canopy, and must be 30 feet width minimum.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327