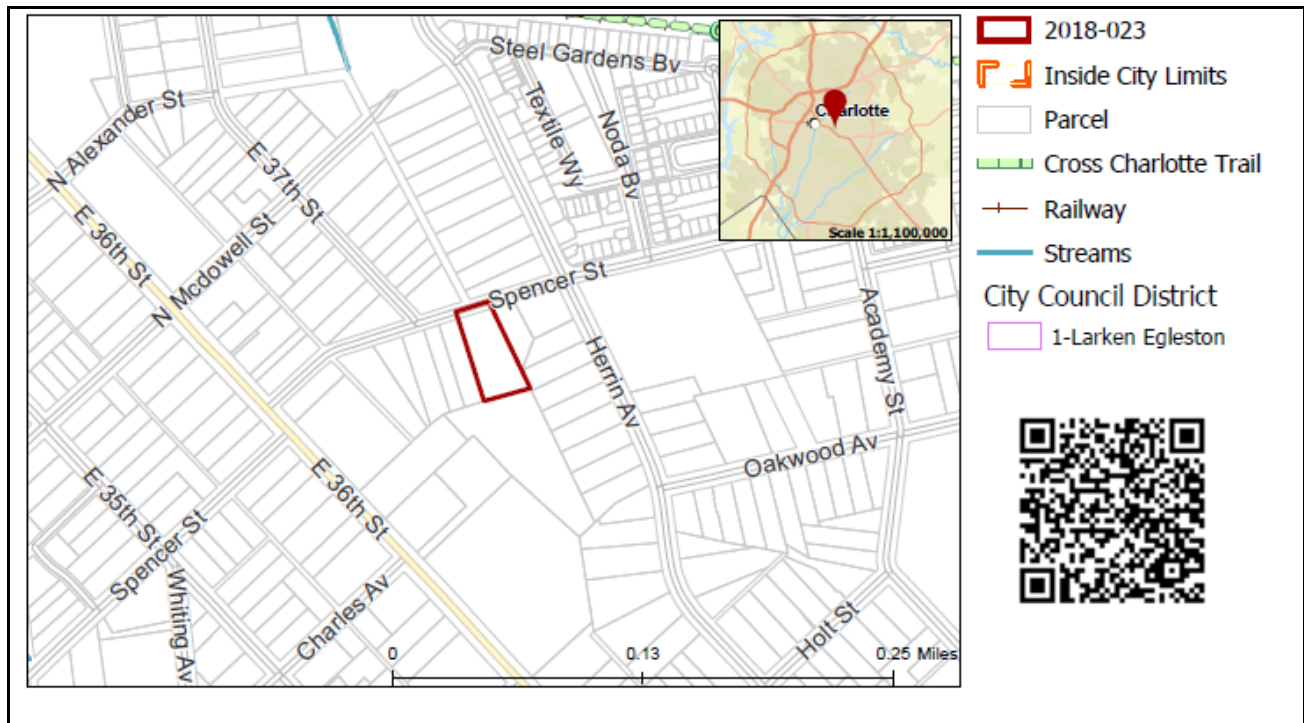


REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: R-6 (single family residential)

LOCATION

Approximately 0.56 acres located on the south side of Spencer Street, east of E. 36th Street, west of Herrin Avenue.
(Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes to redevelop the site to allow all uses permitted in the R-6 (single family residential) district.

PROPERTY OWNER

Jason Idilbi

PETITIONER

Jason Idilbi

AGENT/REPRESENTATIVE

Urban Design Partners PLLC

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this conventional petition.

Plan Consistency

The proposed R-6 (single family residential) zoning district is consistent with the *BLE Transit Station Area Plan*, which recommends residential uses. The allowed density slightly exceeds the density of five units per acre recommended by the *BLE Transit Station Area Plan*.

Rationale for Recommendation

- The subject property is located within the North Davidson neighborhood that is primarily developed with single family detached homes.
- The surrounding single family area has an established lot pattern with one home per lot and with each home being oriented to and fronting the public street.
- The proposed request will allow all uses in the R-6 district including single family residential development in a pattern similar to the existing neighborhood.

PLANNING STAFF REVIEW

- **Background**

- The original application for the subject property was to rezone to UR-2(CD) (urban residential, conditional) for the development of three single family residential flag lots. A public hearing was held by Council on May 21, 2018. Based on public and staff input, the applicant amended the application to request R-6 (single family residential) requiring a new public hearing.

- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



- The subject property is zoned R-5 (single family residential), and developed with a single family detached dwelling.
- Surrounding properties are developed primarily with single family residential dwellings, with multi-family residential dwellings located northwest of the site between McDowell Street and Spencer Street. Area also includes the North Charlotte Neighborhood Park.



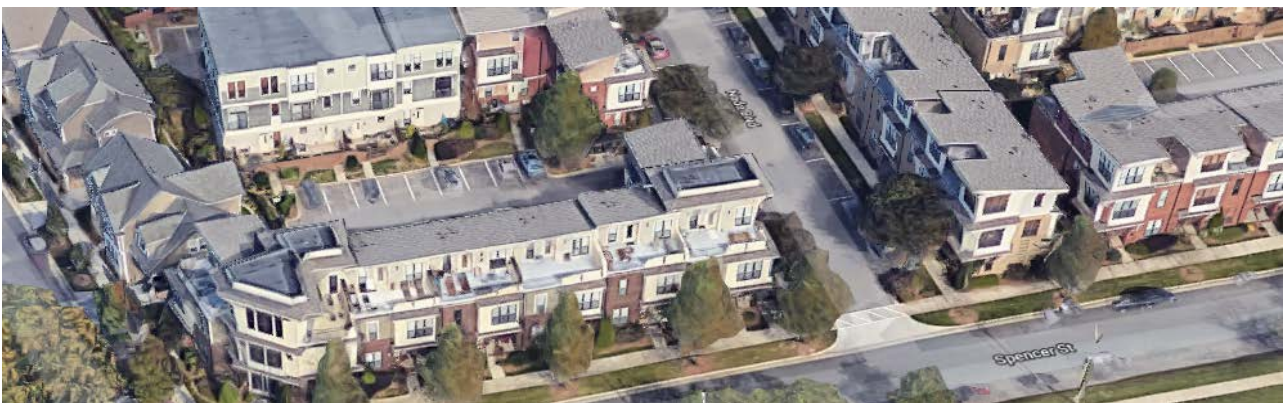
The subject property is developed with a single family home.



North Charlotte Park is located nearby on Spencer Street.

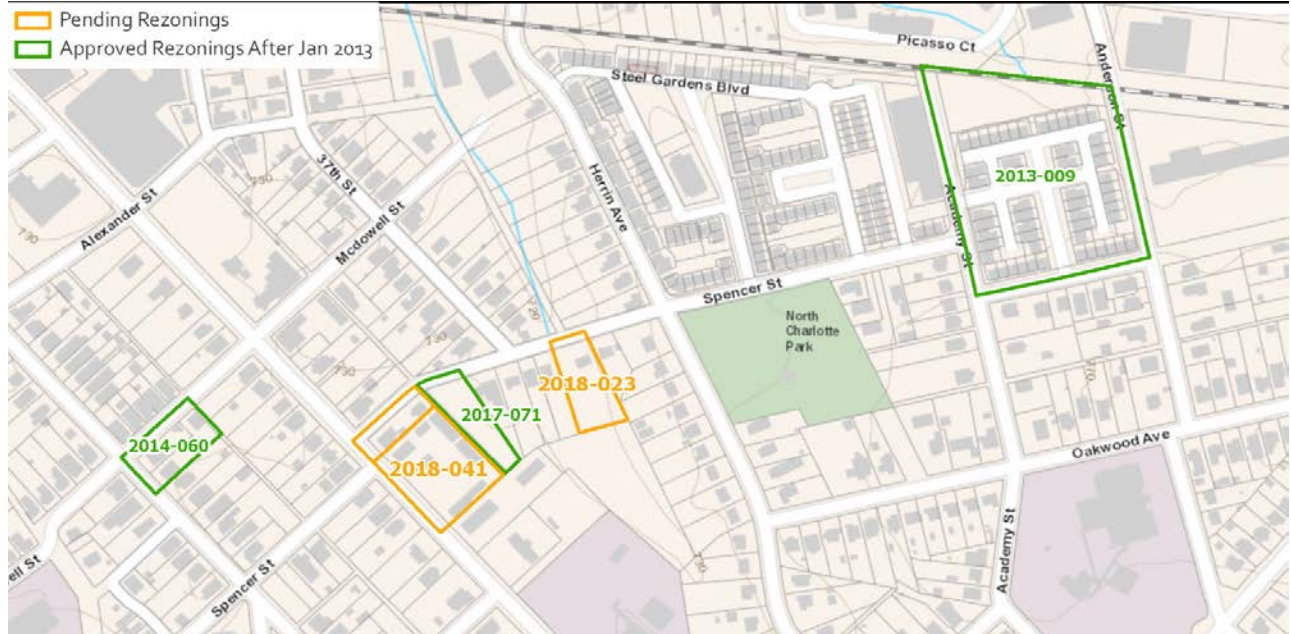


Surrounding single family homes.



Multi-family across Herrin Avenue in a part of the neighborhood developed with higher density housing.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2013-009	Rezoned approximately 3.89 acres to MUDD-O, mixed use development district, optional to allow a 54-unit multi-family development.	Approved
2014-060	Rezoned 0.46 acres to UR-1(CD) (urban residential, conditional) to subdivide two single family parcels into three lots.	Approved
2017-071	Rezoned approximately 1.5 acres from R-5 and R-22MF to UR-2(CD) to allow up to 22 single family attached townhome units and two single family detached dwellings.	Approved
2018-041	Rezoned approximately 1.27 acres to UR-2(CD) (urban residential conditional) and UR-2(CD) SPA (urban residential conditional site plan amendment) to allow 27 single family attached dwellings.	Pending

• **Public Plans and Policies**



- The *BLE Transit Station Area Plan* recommends residential uses up to a density of five units per acre.
- Community design guidelines recommend orienting buildings to the street, providing pedestrian access to the street, and arranging buildings in an orderly block pattern.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local street. The petitioner has amended the rezoning petition to R-6 Conventional. During permitting, CDOT will work with the petitioner to upgrade the planting strip and sidewalk to current city standards.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 10 trips per day (based on one single family detached dwelling).
Entitlement: 30 trips per day (based on two single family detached dwellings).
Proposed Zoning: 40 trips per day (based on three single family detached dwellings).

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 on-street parking if unable to maintain 20 feet unobstructed access at all times for Charlotte Fire Department.
- **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 over existing conditions (without mobile classroom units):
 - Highland Renaissance Academy remains at 100%
 - Martin Luther King, Jr. Middle remains at 89%
 - Garinger High remains at 123%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing six-inch water distribution main located along Spencer Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Spencer Street and via an existing 10-inch gravity sewer main located through the rezoning boundary.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from the public right-of-way of Spencer Street or newly created city maintained street without explicit authorization from the City Arborist or his designee. Trees cannot be planted in the right-of-way of all City of Charlotte maintained streets (Spencer Street) without explicit authorization from the City Arborist or his designee.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **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
- Site Plan
- 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