

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006-35**

**Property Owner:** Various

**Petitioner:** Charlotte-Mecklenburg Planning Commission

**Location:** The corrective rezonings are located generally along West Trade Street, West 5<sup>th</sup> Street and Beatties Ford Rd. between I-77 French Street.

**Request:** I-2, general industrial to Institutional; I-1, light industrial / B-2, general business to B-1, neighborhood business; B-2, general business to R-22, multi-family residential to R-5, single family residential.

### **Summary**

The Charlotte-Mecklenburg Planning Commission seeks to correctively rezone the parcels identified to support the goals of the *West End Land Use and Pedscape Plan*.

### **Consistency and Conclusion**

This rezoning request is based on the recommendations of the *West End Land Use & Pedscape Plan* (2005). A companion rezoning application is also under consideration to apply a PED Pedestrian Overlay district to the same area. The general industrial and commercial uses allowed under existing zoning are not compatible with the intent of a pedestrian destination, or with the, mixed-use redevelopment plans envisioned for West End. Rezoning to allow neighborhood business and other compatible uses is the appropriate resolution for most of the area. The Plan also recommends rezoning a single-family neighborhood (Biddleville) to R-5 from R-22 MF to help retain the historic character of the community. This rezoning request is consistent with the recommendations of the *West End Land Use & Pedscape Plan* (2005) and is appropriate for approval.

### **Existing Zoning and Land Use**

Existing land use and zoning in this area is primarily Industrial, General Business, Multi-Family and Single Family.

### **Rezoning History in Area**

Recent rezonings in the area include 95-32 (O-1CD), 96-42 (NS), 98-47 (B-1CD), 99-31 (O-1CD), 02-95 (O-2 CD), 02-132 (MUDD CD) and 05-96 (NS).

### **Public Plans and Policies**

*Washington Heights Small Area Plan (2002)*-Recommends Office from Tate Street to Celia Avenue and mixed Office-Retail uses from Brookshire Freeway to Tate Street.

*Wesley Heights Small Area Plan (1999)*-A land use map was not included in this document. However, the plan states, "Limit the density of multi-family development to eight dwelling units per acre. Higher densities may be appropriate in some locations with design review from Wesley Heights Community Association and Planning staff."

The *West End Land Use and Pedscape Plan* recommends multi-family along Wesley Heights Way and Grandin Rd. The PED district does not have a density cap. The maximum building height in PED is 100' with a base height of 40'. The areas recommended for multi-family abut or are adjacent to single family development or zoning. In PED the base height of 40' can increase as the building moves away from single-family development or zoning.

*Central District Plan (1993)*-The *West End Land Use and Pedscape Plan* makes significant changes from the Central District Plan:

- Industrial-Change to Institutional and Residential
- Commercial-Change to Mixed Use (commercial, office, residential) and Residential
- Office-Change to mixed Office/Multi-Family

*Beatties Ford Road Small Area Plan (1985)*-The plan boundary covered the area between Brookshire Freeway, I-77 and I-85. Recommendations from the plan included:

- The creation of an urban design plan for the corridor
- Development of an urban mixed-use neighborhood district

## **Proposed Request Details**

Properties currently zoned Industrial are being used as a cemetery, park, football stadium and commercial uses. Properties zoned B-2 are currently being used as residential, auto repair, and general business. Several parcels are vacant or have vacant commercial buildings on the site.

## **Outstanding Issues**

**Land Use.** This rezoning request is consistent with the recommendations of the *West End Land Use & Pedscape Plan (2005)*.

**Site plan.** There is no site plan accompanying this petition.