

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 -089

Property Owner: Issa Rafidi and Mark Bass

Petitioner: Issa Rafidi and Mark Bass

Location: Approximately 0.45 acres located on the northeast corner of Oakwood Avenue and Anderson Street.

Center, Corridor or Wedge: Corridor

Request: R-5, single family residential, to R-8(CD), single family, conditional district.

Summary

This petition purposes to rezone approximately 0.45 acres located on the northeast corner of Oakwood Avenue and Anderson Street, to subdivide two existing single family lots and develop a new single family residence. The resulting density would be 6.6 dwelling units per acre.

Consistency and Conclusion

The zoning request is consistent with the intent of the *North Charlotte Area Plan* recommendation to increase home ownership opportunities and maintain single family residential uses in this area. This petition is appropriate for approval upon resolution of outstanding site plan issues.

Existing Zoning and Land Use

The adjacent properties are zoned R-5 and R-22MF. The predominant land uses in the area are residential.

Rezoning History in Area

There have been no rezonings in the area for the last three years.

Public Plans and Policies

Adopted Plans and Policies that affect this area include the *General Development Policies (GDP) for Residential Location and Design* (2003), *North Charlotte Area Plan* (1995) and the *Central District Plan* (1993).

The North Charlotte Area Plan (1995) recommends single family development. The *Central District Plan* (1993) recommends R-5 single family development.

The *North Charlotte Area Plan* recommends single family residential without a specified density, but shows these parcels to remain in their current layout. Though the proposed zoning is inconsistent with the *Central District Plan* it is consistent with the intent of the *North Charlotte Area Plan* to create additional home ownership opportunities without adversely impacting abutting or adjacent uses. *GDP* guidelines for assessing the design of residential development are applicable.

Assessment Criteria	Density Category - >6 up to 8 DUA
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Med)
Connectivity Analysis	4 (MH)
Road Network Evaluation	0 (No)
Design Guidelines	4
Minimum Points Needed: 11	Total Points: 13

Proposed Request Details

The site plan accompanying this request shows a new single family residence with access from the alley off of Anderson Street.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 30 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 40 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS had no comment on this petition.

Storm Water. No downstream complaints are documented. This site drains to a stream listed as impaired by the NC Division of Water Quality.

School Information. The school planning staff did not comment on this petition.

Outstanding Issues

Land Use. The proposed zoning is inconsistent with the *Central District Plan* it is consistent with the intent of the *North Charlotte Area Plan* to create additional home ownership opportunities without adversely impacting abutting or adjacent uses.

Site plan. The following site plan issues are outstanding:

- Staff requests that the petitioner limit area to single family home only. (Detached Dwelling)
- Staff requests that the petitioner provide building elevation of the proposed home.
- Label existing buildings and show building footprint within the envelope.
- A tree save area should be indicated and the large tree in the back yard preserved.
- The existing house on the corner is seven feet, five inches from the property line along Anderson Street. The side yard along Anderson Street under present zoning requirements is ten feet, making this structure legally non-conforming. Staff requests the petitioner add a note to the plan showing the applicability of a ten foot side yard along Anderson Street if the lot is ever redeveloped.
- On Note 5 staff requests the following text change: Proposed Use 3 Single Family Lots with one dwelling per lot.
- Staff is requesting clarification on whether the garage will be alley-loaded or accessed by a driveway off Anderson Street.
- Staff requests that the design be context sensitive and blend in with the scale and architecture of the neighborhood (façade treatment, materials etc).