

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 5th 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.