

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

### **Rezoning Petition No. 2006-114**

**Property Owner:** Elliott Cox

**Petitioner:** Elliott Cox

**Location:** Approximately 0.184 acres located on the south side of Warp Street, east of Herrin Avenue.

**Request:** I-2, general industrial to R-5, single family residential

### **Summary**

This rezoning request will allow the construction of a single-family residence on the property.

### **Consistency and Conclusion**

The request is consistent with the North Charlotte and Central District plan recommendations for single-family residential land uses. The proposed use is consistent with the surrounding single family land uses in the area. Staff recommends approval of this petition.

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

This is the sole remaining I-2, general industrial property in this immediate area. Land to the east and north is zoned UR-3 (CD), and is a multi-family use. Properties to the west and south are zoned R-5 single-family, and are occupied by single-family residences.

### **Rezoning History in Area**

The 10.6 acres to the east of this property were rezoned from I-2 to UR-3 (CD) in 2001. A property on the northern side of Warp Street was rezoned from R-5 to UR-3 (CD) in 2003.

### **Public Plans and Policies**

*Northeast Transit Corridor Draft Environmental Impact Study.* The site is within a ½ mile of a proposed Northeast Transit Corridor light rail transit station at 36<sup>th</sup> Street. In general, the Transit Station Area Principles recommend a minimum density of 15 dwelling units per acre within a ½ mile of a transit station. These recommendations will later be refined as part of the transit station plans.

*North Charlotte Plan (1995).* The North Charlotte Plan recommends single-family residential uses for this parcel. It does not set a specific density.

*Central District Plan (1993).* The Central District Plan recommends single-family residential uses up to 4 dwelling units per acre for this parcel.

## **Proposed Request Details**

This request will facilitate the use of the property for a single-family residence.

## **Public Infrastructure**

### **Traffic Impact/CDOT comments:**

This site is too small to generate any traffic as currently zoned. Under the proposed zoning the site could generate approximately 10 trips per day. This will not have an impact on the surrounding thoroughfare system. CDOT has no transportation issues with this petition.

**CATS.** CATS had no comments regarding this petition.

**Connectivity.** This is one lot on an existing street. There are no connectivity opportunities in this instance.

**Storm Water.** Charlotte-Mecklenburg Stormwater Services had no comments regarding this petition.

**School Information.** CMS had no comments regarding this petition.

## **Outstanding Issues**

**Land Use.** There are no outstanding land use issues regarding this request.

**Site plan.** There is no site plan associated with this petition