

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-158

Property Owner:	Various	
Petitioner:	Charlotte Mecklenburg Planning Commission	
Location:	Area A:	Approximately .04 acres located on the east side of Lexington Avenue south of Myrtle Avenue
	Area B:	Approximately .92 acres located on the east side of Lexington Avenue south of Myrtle Avenue
	Area C:	Approximately .3 acres located in the northeastern corner of Dilworth Crescent (a private street)
Request:	Area A:	O-2, office to R-22 MF, multi-family residential
	Area B:	O-2, office to R-8, single family residential
	Area C:	B-1, neighborhood business to R-22MF, multi-family residential

Summary

This petition proposes to rezone approximately 11 parcels from B-1, and O-2, to R-8, and R-22 MF, as a part of the implementation of the Dilworth Streetscape and Land Use Plan adopted in June of this year. (Note: The proposed rezonings are divided into three “areas” so that each one may be protested individually.)

Consistency and Conclusion

This petition is consistent with the Dilworth Streetscape and Land Use Plan and is appropriate for approval.

Existing Zoning and Land Use

Area A: The property to the north is zoned O-2 and is vacant. To the west the property is R-22 MF and is a multi-family use. To the east the property is B-1 and is a restaurant.

Area B: The property to the north is proposed to be rezoned to R-22 MF. The properties to the west are single family in nature and zoned R-8. To the south MUDD (CD) zoning exists with vacant land and single and multi-family uses and the properties to the west are zoned B-1 and are commercial in nature.

Area C: The properties to the north are zoned B-1 and are developed for commercial purposes. To the south and west the properties are R-22 MF and are developed with town homes.

Rezoning History in Area

The most recent rezoning in the area was in 2003 for the property located on the southwest corner of Myrtle Avenue and Templeton Avenue. The property was rezoned from R-5, to R-6, to bring the existing duplex into zoning compliance.

Public Plans and Policies

Dilworth Land Use and Streetscape Plan (2006). The Dilworth Land Use and Streetscape recommends residential land uses, up to 22 dwelling units per acre for the parcels in Area A and residential, up to 8 dwelling units per acre for the parcels in Area B and residential up to 22 dwelling units per acre for the parcels in Area C. The plan also recommends that these parcels be correctively rezoned to R-8 and R-22MF to align the zoning with existing and future land use.

Proposed Request Details

This petition is conventional with no associated site plan.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT did not have comments on this corrective rezoning.

CATS. CATS did not have comments on this corrective rezoning.

Storm Water. Storm Water Services indicates that no additional requirements are needed at this time.

Outstanding Issues

Land Use. The proposal to implement the land use recommendations in the Dilworth Land Use and Streetscape Plan (2006). The Charlotte-Mecklenburg Planning Department is sponsoring the petition.

Site plan. There is site plan associated with this conventional petition.