

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-159

Property Owner: Self Help Credit Union

Petitioner: City of Charlotte Neighborhood Development

Location: Approximately 0.4 acre located in Grier Heights, on the west side of Orange Street, north of Fannie Circle.

Request: Change from R-5 (single family residential) to R-6 (single family residential)

Summary

The existing lot is proposed to be split into two lots that are the same size as surrounding lots. However, even though the proposed lots would meet minimum lot sizes for the existing zoning, they would not meet the density limitations of the current district. This situation was not foreseen when this area was correctively rezoned following the adoption of the Grier Heights Special Project Plan. Therefore, this rezoning is necessary for the proposed lots to be developable for affordable housing.

Consistency and Conclusion

This proposal is consistent with the intent of the Grier Heights Special Project Plan and is appropriate for approval.

Existing Zoning and Land Use

Surrounding properties are all zoned R-5 and are occupied by single family homes except for a multi-family project across Orange Street that is zoned R-22MF.

Rezoning History in Area

There have not been any recent rezonings in this immediate area.

Public Plans and Policies

The *Grier Heights Special Project Plan* (1988) was developed in order to analyze and provide recommendations pertaining to land use, nonresidential encroachment, transportation issues, future housing development, and crime. The plan supports the accommodation of a mix of residential housing types at different densities. The plan recommends a new zoning district that would allow 7 to 9 units per acre. The R-8 district was adopted with the new Zoning Ordinance in 1992.

Proposed Request Details

There is no site plan accompanying this petition.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT had no significant comments on this petition.

CATS. CATS has requested that the petitioner preserve the existing bus stop on Orange Street.

Connectivity. There are no opportunities for additional connectivity from this property.

Storm Water. Storm Water Services had no requests for this small site.

School Information. The school system estimates there will be no increase in students due to this rezoning.

Outstanding Issues

Land Use. This petition is consistent with the Grier Heights Special Project Plan and is appropriate for approval.

Site plan. There is no site plan associated with this conventional district request.