

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-30

Property Owner: Adam D. Rappaport, Robyn R. Weis, Tom Weiss, and Louise F. Shackelford

Petitioner: Adam D. Rappaport and Louise F. Shackelford

Location: Approximately 0.29 acre on the north side of Woodcrest Avenue between South Tryon Street and South Mint Street

Center, Corridor, Or Wedge Corridor

Request: Change from R-5, single family residential, to MUDD-O, mixed-use development district with optional provisions

Summary

This petition seeks approval to allow two existing single family homes to be converted to office or retail use. They may also be retained in residential use. Total square footage is 2972.

Consistency and Conclusion

This petition is consistent with the *Central District Plan*, which recommends commercial uses on these two parcels. Upon correction of the site plan deficiencies noted below this petition would be appropriate for approval.

Existing Zoning and Land Use

To the north is undeveloped land in the UR-2 and R-8 zoning districts. To the east is a largely undeveloped site with MUDD zoning and an industrial building recently rezoned to TOD-M. To the south is an auto repair business in B-2 zoning and to the west are single family homes in the R-5 district.

Rezoning History in Area

Properties immediately to the west of this site were rezoned to R-5 in 1993 as part of the implementation of the *Central District Plan*. There have been numerous rezonings in recent years for the MUDD, TOD, and urban residential districts in the nearby area.

Public Plans and Policies

The *Wilmore Small Area Plan* was approved by the Charlotte-Mecklenburg Planning Commission in November 1991, and developed as a land use policy guide for the Wilmore neighborhood. The Plan recommended no changes to the existing residential zoning.

The *Central District Plan* (adopted in 1993) recommends retail land uses for this site. However, the properties immediately west of the proposed rezoning were rezoned to a single family residential district. Therefore, this petitioned site acts as the commercial “edge” to a residential neighborhood and development needs to be sensitive to that transition.

Proposed Request Details

The site plan accompanying this petition contains these additional provisions:

- The optional provision being requested would allow the existing five-foot sidewalk and four-foot planting strip to remain instead of installing a six-foot sidewalk and eight-foot planting strip.
- A 10% tree save area is being provided.
- Seven gravel parking spaces are being provided on-site in the rear of the buildings. There is a commitment for additional leased off-site parking if a restaurant is placed on the site.
- The existing driveways will be removed.

Public Infrastructure

Traffic Impact / CDOT Comments. Charlotte Department of Transportation (CDOT) estimates that trips generated from the site will increase from 20 to about 130. They have no concerns with this petition.

CATS. CATS had no comments on this petition.

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

Storm Water. This site is too small to trigger the need for additional stormwater improvements.

School Information. This petition results in no increase in student populations.

Outstanding Issues

Land Use. This proposal is consistent with adopted plans and is appropriate for approval from a land use perspective.

Site plan. The site plan accompanying this petition contains the following deficiencies:

- The notes need to clarify that use of the existing curb, sidewalk, and planting strip are tied to the reuse of the existing buildings. If the buildings are removed and the site redeveloped, the site needs to comply with the correct curblane location, sidewalk, planting strip, and MUDD setback.
- The parking note needs to be revised. More than five off-site spaces will be needed since one building will also be used for offices.
- Add the note requested by LUESA regarding demolition and asbestos disposal.