

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 42

Property Owner: Elite Property Design, Inc.

Petitioner: Elite Property Design, Inc.

Location: Approximately 0.37 acres located on the west side of North McDowell Street, north of E. 37th Street

Center, Corridor or Wedge: Wedge

Request: I-2, general industrial to R-6, single-family residential

Summary

This petition would rezone a vacant 0.37 acre parcel from I-2 to R-6 for the creation of two single-family lots.

Consistency and Conclusion

The density requested (6 dwelling units per acre) is low in terms of the *Transit Station Area Principles* recommendation (a minimum of 15 dwelling units per acre). However, this proposal is more appropriate adjacent to the single family development along 37th street that is at a density of 5 dwelling units per acre. Given the sensitivity to the adjacent neighborhood and the distance from the proposed transit station, the proposal is appropriate for approval.

Existing Zoning and Land Use

The surrounding properties have zoning designations of R-5, single-family residential and I-2, general industrial. Property uses on these parcels include single-family residences and warehouses.

Rezoning History in Area

A property to the north was rezoned from R-5, single-family residential to UR-2(CD), urban residential, conditional by petition 2000-145 in 2000. A parcel to the west was rezoned from I-1, light industrial and I-2, general industrial to MUDD-O, mixed use development district optional by petition 2004-42 in 2004.

Public Plans and Policies

Transit Station Area Principles (2001). This parcel is located in the northeast transit corridor within a ½ mile of a light rail transit station identified as part of the Locally Preferred Alternative

at 36th Street. Those policies recommend residential densities at a minimum of 15 dwelling units per acre between a ¼ and ½ mile of transit station areas. The principles also recommend preserving and protecting existing stable neighborhoods.

North Charlotte Plan (1995). The North Charlotte Plan recommends industrial land uses for this parcel. Single family uses are recommended for the parcels behind this one that fronts 37th Street.

Central District Plan (1993). The Central District Plan recommends industrial land uses for this parcel. Single family uses are recommended for the parcels behind this one that front 37th Street.

Proposed Request Details

This conventional request would allow up to six dwelling units per acre.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT staff determined this site would generate a negligible number of trips per day as currently zoned given the size of the parcel. Under the proposed zoning the site could generate approximately 20 trips per day. This request would have a minor impact on the surrounding thoroughfare system. CDOT has no transportation issues with this petition.

CATS. CATS had no comment regarding this petition.

Connectivity. The parcel is on a corner lot. Connectivity is not an issue.

Storm Water. Storm Water Services had no comment regarding this petition.

School Information. CMS staff stated that the proposed rezoning will not add students to the area.

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.