

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

### **Rezoning Petition No. 2007-049**

<b>Property Owner:</b>	Cher Lue Vang
<b>Petitioner:</b>	Greenleaf Development LLC
<b>Location:</b>	Approximately 0.47 acres located on the south side of Spencer Street between Herrin Avenue. and Academy Street.
<b>Center, Corridor or Wedge:</b>	Wedge
<b>Request:</b>	R-5, single-family residential to UR-1(CD), urban residential, conditional
<b>Note:</b>	Staff is requesting a one month deferral to allow time for a revised site plan to be submitted.

### **Summary**

This petition would rezone a 0.47 acre parcel from R-5 to UR-1(CD) for the creation of three single-family lots. The developer proposes to build three single-family units. The existing lot would be subdivided into three flag lots with the houses facing the adjacent park parcel.

### **Consistency and Conclusion**

The *Central District Plan* (1993) recommends multi-family use for the subject property. Although the proposal is inconsistent with the *Central District Plan*, staff considers single-family uses more appropriate at this time. Therefore, this petition is appropriate for approval upon resolution of outstanding site plan issues.

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

The subject property is currently occupied by a brick one-story quadraplex which tax records indicate was constructed in 1966. North Charlotte Park runs along the western border of the property, and is zoned R-5. Single-family homes abut the subject property to the south and east, and have a zoning designation of R-5. The mixed-use Herrin Towers development was approved on the north side of Spencer Street, and is currently under construction, and is zoned MUDD-O.

### **Rezoning History in Area**

A parcel to the north was rezoned from I-1, light industrial and I-2, general industrial to MUDD-O, mixed use development district optional, by petition 2004-42 for the Herrin Towers development.

## **Public Plans and Policies**

The *Central District Plan* (1993) recommends multi-family for this parcel but does not specify a density. In general the plan recommends neighborhood stability and consistency.

## **Proposed Request Details**

The petitioner is proposing to construct three single-family homes. The project would include:

- An eight-foot planting strip and six-foot sidewalk along Spencer Street.
- A six-foot high screen fence with masonry columns along the eastern property line.
- Building elevations of the proposed homes.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT staff noted the site could generate approximately 20 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 30 trips per day. This will have a minor impact on the surrounding thoroughfare system. See the attached memo for additional comments.

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

**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 schools.

**Park and Recreation.** See the attached memo for comments regarding connectivity to park and potential removal of fence between the subject property and park.

## **Outstanding Issues**

**Land Use.** There are no outstanding land use issues.

**Site plan.** The following site plan issues are outstanding:

- Staff requests that the petitioner define specific areas to be set aside for tree preservation.
- Park and Recreation staff requested the petitioner to consider a stronger pedestrian connection between the individual homes and the adjacent park. Staff has stated that they will consider removal of the chain link fence to help strengthen a connection between the new homes and the park.