

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

**Rezoning Petition No. 2007 - 120**

**Property Owner:** Bungalow Designs, Inc

**Petitioner:** Bungalow Designs, Inc

**Location:** Approximately 0.69 acres located on the southeast corner of N. McDowell St and E 37th St.

**Center, Corridor or Wedge:** Wedge

**Request:** R-5, single family residential to R-6 (CD), single family residential, conditional

**Summary**

This petition proposes to rezone approximately 0.69 acres to allow the construction of up to 4 single family homes.

**Consistency and Conclusion**

The proposal is consistent with the *Northeast Transit Corridor Station Area Concept* land use recommendations for the 36<sup>th</sup> Street station for low density residential development that is compatible with the existing neighborhood and the *North Charlotte Plan* (1995) which recommends single family land uses.

**Existing Zoning and Land Use**

The subject property is zoned R-5 and occupied with a single family structure. The properties to the north, east and west are zoned R-5, single family residential.

**Rezoning History in Area**

The most recent rezoning petition in the immediate area was 2005-34 for Cecil Stokes and Scott Galloway. The request involved approximately 0.33 acres located on the west side of 36th Street, south of N. Alexander Street. The property was rezoned from R-5, single family residential, to MUDD-O, mixed-use development district – optional, for the conversion of an existing single-family structure to an office.

Petition 2004-042 rezoned approximately 11.6 acres located at the northeast intersection of Herrin Avenue and Spencer Street from I-1 to MUDD for a mixed use development.

**Public Plans and Policies**

*North Charlotte Plan (1995).* The *North Charlotte Plan* recommends industrial uses on this parcel. The North Charlotte Plan updated the Central District Plan for this area.

***Central District Plan (1993).*** The *Central District Plan* recommended industrial uses on this parcel. The *Central District Plan* was updated by the *North Charlotte Plan* for this area.

***Northeast Transit Corridor Station Area Concept.*** The *Transit Station Area Principles* that are part of the *General Development Policies* apply to the site, as it is within a ½ mile radius of a proposed Northeast Corridor Light Rail Transit Station at 36<sup>th</sup> Street and the NCRR rail line. The *Transit Station Area Principles* encourage a mixture of complementary transit-supportive uses and increased land use intensity. For residential development, the principles recommend a minimum of 20 dwelling units per acre within the ¼ mile walk area, and 15 dwelling units per acre within the ½ mile walk area. In some cases, station area plans will recommend lesser intensities for development. These lesser intensities might be necessary to preserve existing structures, to ensure that new development is consistent with the character of existing transit supportive development or to mitigate traffic impacts.

### **Proposed Request Details**

The petitioner is proposing to construct three single family homes with parking pads accessed by private drives to the rear.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT staff has determined that this site could generate approximately 30 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 40 trips per day. This will have a minor impact on the surrounding thoroughfare system. They had no specific requests relating to this petition. Their memorandum is attached.

**CATS.** CATS staff did not have any comments relating to this petition.

**Storm Water.** Storm Water Services had no specific requests tied to this petition.

**School Information.** CMS has reviewed the petition and believes that no additional students will be generated as a result of this proposed development.

### **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 provide building elevations of the proposed structures.
- Staff is asking the petitioner to provide more detail on type and location of proposed sidewalks.