

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005-164

Property Owner: TDC First Ward, LLC

Petitioner: Lauren A. Carter

Location: Approximately 1.04 acres located northeast of 8th Street and northwest of N. Myers Street

Request: UR-2 (CD), urban residential conditional district to UR-3 (CD) urban residential conditional district

Summary

This petition proposes to rezone approximately 1.04 acres from UR-2 (CD) to UR-3 (CD) to allow the development of 11 single-family lots.

Consistency and Conclusion

This petition is consistent with the *Center City 2010 Vision Plan*. However, without building elevations, staff cannot determine if the proposal meets the remaining design guidelines for the *First Ward Master Plan Volume 1: Concept Plan*. Upon resolution of this and the other listed site plan issues, this petition is considered appropriate for approval.

Existing Zoning and Land Use

Urban residential and multi-family zoning surround the petitioned site. Land uses include single family, multi-family and non-residential.

Rezoning History in Area

The most recent rezoning in the immediate area was approved in January of 2005 for the subject property. The property was rezoned from UR-1 to UR-2 (CD). The petition requested rezoning to construct 16 condominiums with garages to accommodate 28 spaces on a one-acre site on 8th Street. The buildings will be no taller than 40'. The site plan provided usable open space and elevations that appeared to be consistent with existing development in First Ward.

Public Plans and Policies

The *Center City 2010 Vision Plan* – Adopted May 8, 2000. The plan recommended that this area continue to develop as residential. There were not any site specific comments made for this particular site; rather it suggested that the earlier adopted First Ward Plan continue be the guiding vision for the entire First Ward.

First Ward Master Plan Volume 1: Concept Plan – Adopted by Charlotte City Council on July 28, 1997. The plan recommended that the site be developed as residential. The First Ward Plan vision is built around creating a neighborhood. Guidelines are defined in the report to enable this to happen. One of the key guidelines is having homes face the street to encourage people to interact. The petition submitted is internally oriented and is fenced in on three of the four sides.

Proposed Request Details

The proposed request will allow the development of 11 single-family homes with detached double-car garages. Access to the garages will be via a twenty-foot access drive and alley.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 60 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 100 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS had no comments on this petition.

Storm Water. Storm Water Services indicates no additional requirements are needed at this time.

School Information. The school's planners estimate that this development will add one student to one school in this area. See the attached memo from more information.

Outstanding Issues

Land Use. The request is consistent with the *First Ward Master Plan Volume 1: Concept Plan*, however does not meet all of the intent of the guidelines.

- While the land use is consistent with the plan, staff cannot support it until additional information is submitted. Elevations and a landscape plan are needed.

Site plan. The following site plan comments are outstanding:

- The site plan should include elevations of the structures and provide sidewalk along one side of common access drive.