

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

### **Rezoning Petition No. 2007-002**

**Property Owner:** Various

**Petitioner:** Charlotte Mecklenburg Planning Commission

**Location:** **Area A:** Both sides of Brookside Avenue generally between Park Road and Springdale Avenue.

**Area B:** Both sides of Park Road, generally between Magnolia Avenue and Ideal Way.

**Request:** R-22 MF, multi-family residential to R-8, single family residential

### **Summary**

This petition proposes to rezone approximately 50 parcels from R-22 MF to R-8 as a part of the implementation of the Dilworth Streetscape and Land Use Plan adopted in June of this year.

### **Background**

The Dilworth Streetscape and Land Use Plan indicates the R-22 MF zoning allows higher density than the R-4 recommended in the 1993 Central District Plan. The higher density is intended to allow flexibility for preservation of existing structures or redevelopment. However, this may be achieved in a manner more compatible with the surrounding single-family homes with the proposed R-8 district. Within the R-8 duplex, triplex and quadraplex units are permitted if all development standards are met.

There are two quadraplex units and ten duplex units in Area A and six quadraplex units in Area B. All of the quadraplex units are currently non-conforming in terms of lot size. These properties will remain non-conforming. No additional non-conforming will result with the approval of this petition.

### **Consistency and Conclusion**

This request is consistent with the Dilworth Streetscape and Land Use Plan and is appropriate for approval.

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

The properties surrounding Area A and Area B are predominantly zoned R-5, single family residential and are developed with single-family homes. A small area of R-22MF exists along Kirkwood Avenue housing single-family homes and some multi-family units. Close to the intersection of Ideal Way and Park Road O-2 and B-1 zoning exists with office and commercial uses.

## **Rezoning History in Area**

The East Boulevard Pedscape Plan was established along the East Boulevard corridor in 2002. No rezonings have occurred in the immediate area in the past five years.

## **Public Plans and Policies**

*Dilworth Land Use and Streetscape Plan (2006)*. The Dilworth Land Use and Streetscape Plan recommends Residential land uses, up to 8 dwelling units per acre for Areas A and B. The plan further explains that for Area B, there are several existing single family homes along Park Road, particularly on the east side, which are in good condition and are an appropriate land use. They should be preserved, if possible. The plan also recommends that these parcels be rezoned to R-8 to align the zoning with existing and future land use.

## **Proposed Request Details**

This is a conventional request with no associated site plan.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT has no transportation issues with this petition.

**CATS.** CATS requests that the petitioner preserve the existing bus stops on Park Rd.

**Storm Water.** Storm Water Services reports that no additional requirements are needed at this time.

**School Information.** This petition will not impact the school system as it is a reduction in the allowed density.

## **Outstanding Issues**

**Land Use.** The proposal is to rezone approximately 7.1 acres located on both sides of Brookside Avenue and 6.6 acres located on Park Road north of Ideal Way from R-22MF (Multi-family Residential, up to 22 dwelling units per acre) to R-8 (Single-family Residential, up to 8 dwelling units per acre) to implement the land use recommendations in the Dilworth Land Use and Streetscape Plan (2006). The Charlotte-Mecklenburg Planning Commission is sponsoring the petition.

**Site plan.** This is a conventional request with no associated site plan.