

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 104

Property Owner: Two Land Group

Petitioner: Two Land Group

Location: Approximately 0.31 acres located on the northeast corner of East Park Avenue and Cleveland Avenue.

Center, Corridor, or Wedge: Wedge

Request: R-22MF(HD-O), multi-family, historic district overlay to MUDD-O(HD-O), mixed use development district, optional, historic district overlay

Summary

This request would allow professional office uses within an existing 5,992 square foot structure designated as a Charlotte-Mecklenburg Historic Property. The plan includes options to allow a five-foot building separation, between the existing building and the building on the adjoining parcel, instead of the required 10 feet and allow the existing sidewalks and planting strips that do not meet minimum MUDD standards, to remain.

Consistency and Conclusion

This request is inconsistent with the land use recommendation of the *Dilworth Land Use and Streetscape Plan*, which recommends residential uses at a density of up to 22 dwelling units to the acre. It is however, consistent with the plan's recommendation to preserve the existing structure at this location. Therefore, since this conditional request is an opportunity to preserve an existing historic structure, this request could be considered appropriate for approval if all the outstanding site plan issues are addressed.

Existing Zoning and Land Use

The surrounding properties are zoned R-22MF and O-2 and are occupied by residential and office uses.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

Dilworth Land Use and Streetscape Plan (adopted 2006). This plan recommends residential land uses at this location with a maximum density of 22 dwelling units to the acre. The plan further notes that the structure on this parcel should be preserved.

Proposed Request Details

This request would allow professional office uses within an existing 5,992 square foot structure designated as a Charlotte Mecklenburg Historic Property. The plan includes options to allow a five-foot building separation, between the existing building and the building on the adjoining parcel, instead of the required 10 feet and allow the existing sidewalks and planting strips that do not meet minimum MUDD standards, to remain.

- The plan includes a note that any proposed alterations to the site will require approval from the Historic Landmarks Commission and Historic District Commission.
- If redevelopment of the site is proposed, which would require removal of the existing structure, the property owner will be required to seek a site plan amendment through the rezoning process.
- The minimum parking standards will be met on street and through an off-site shared parking agreement.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 50 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 150 trips per day. This will have a minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

CATS. CATS did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. This request is inconsistent with the land use recommendation of the *Dilworth Land Use and Streetscape Plan*, which recommends residential uses at a density of up to 22 dwelling units to the acre. It is however, consistent with the plan's recommendation to preserve the existing structure at this location.

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

- The petitioner should remove the note indicating that additional parking could be provided on site. This parking would encroach into an area with existing landscaping and a deck, while impacting the residential character of the site.
- The plan includes conflicting information regarding the driveway cut from East Park Avenue. The note should be changed to reflect this driveway cut will be closed.