

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-064

Property Owner:	Chad Frazier, Porter Tiller, and Mark Palmquist
Petitioner:	Chad Frazier
Location:	Approximately 1.40 acres located on the west side of Frazier Avenue between W. 5 th and Martin Streets
Center, Corridor, or Wedge:	Wedge
Request:	R-5, single family residential to UR-1(CD), urban residential, conditional district

Summary

The purpose of the request is to allow redevelopment of the parcels and reduced setbacks. The site plan accompanying the petition proposes the construction of six single family structures. The rezoning area consists of four lots. One of the lots is undeveloped, one lot is vacant resulting from the destruction of a single family home due to fire, and the other two parcels are developed with single-family homes.

Consistency and Conclusion

The *West End Land Use and Pedscape Plan* (2005) is the adopted plan applicable to this petition, which recommends single family land uses at five dwelling units per acre. The proposal is consistent with the adopted policy plan, and staff is able to support this request subject to the petitioner addressing outstanding site plan issues.

Existing Zoning and Land Use

The parcels are immediately surrounded by predominantly single family homes on properties zoned R-5.

Rezoning History in Area

The subject rezoning area was rezoned from R-22MF to R-5 as part of Rezoning Petition 2006-035, which approved on April 17, 2006. This petition rezoned approximately 83 acres located along Beatties Ford Road, south of Interstate 85 and west of Interstate 77 from I-1, I-2, B-1, O-1, O-2, R-17MF, and R-22MF to B-1, Inst, and R-5 in order to support the goals and policies of the *West End Land Use and Pedscape Plan* (2005).

Public Plans and Policies

The rezoning petition area is located within the *West End Land Use and Pedscape Plan (2005)*, which recommends single family land uses at 5 dwelling units per acre on this site. This area was correctively rezoned from R-22MF to R-5 to preserve and strengthen the existing single family neighborhood. The plan recommends protecting this unique and historic area while supporting higher density redevelopment along thoroughfares. The plan also encourages appropriate infill that is compatible with the existing neighborhood.

Proposed Request Details

The plans attached to this request indicate the proposed construction of six single family homes at a density of 4.3 dwelling units per acre. Development details are as follows:

The homes will be either two- or three-story, and range from approximately 2,597 square feet to 3,658 square feet in floor area.

Six-foot sidewalks and eight-foot planting strips will be installed along Wake Street, Frazier Avenue, and W. 5th Street.

Public Infrastructure

Traffic Impact / CDOT Comments. *As of the preparation of this report, CDOT has not submitted comments on the revised site plan.* CDOT has reviewed this petition and states that the existing zoning could generate approximately 70 trips per day, and the proposed zoning could generate approximately 60 trips per day. CDOT has provided comments critical to their support of the rezoning petition, which are as follows:

- Provision of planting strips and sidewalks along Wake Street, Frazier Avenue, and W. 5th Street.
- Provision of a minimum 20-foot offset between the back-of-sidewalk and the front of each garage to provide enough storage for a vehicle without blocking the public sidewalk.
- Removal of the proposed pull-through driveway located on tax parcel #07819405 at the corner Frazier Avenue and Wake Street, as CDOT can only support one driveway for this residential unit.
- Compliance with driveway design requirements.
- Proposed installation of stone walls are shown along the street frontages of several of the units and a requirement to obtain a permit from the CDOT.
- Provision of a 35-foot by 35-foot sight distance triangle at the intersections of Frazer Avenue/Wake Street and Frazer Avenue/ West 5th Street, and requirement for two 10'x10' pedestrian sight triangles for each driveway connection to meet minimum requirements.

CDOT has also included comments regarding a Right-of-Way Encroachment Agreement; locations and widths of all adjacent and opposing driveways; and, typical vehicle parking lengths in the proposed driveways.

CATS. CATS did not submit comments on this petition.

Connectivity. Primary access will be taken from Frazier Avenue and Wake Street.

LUESA. Mecklenburg County Land Use and Environmental Services Agency (LUESA) has submitted comments requesting a Solid Waste Management Plan and possible submission of an asbestos Notification of Demolition and Renovation.

Storm Water. Charlotte-Mecklenburg Storm Water Services (SWS) has requested that the petitioner add a note to the site plan regarding compliance with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The petitioner has fulfilled this request with the revised site plan.

School Information. Charlotte-Mecklenburg Schools (CMS) states that development allowed under existing zoning would generate 8 students, while the development allowed under the proposed zoning will produce 7 students. Therefore, CMS indicates the net change in the number of students generated from existing zoning to proposed zoning is 0.

Outstanding Issues

Land Use. The proposal is consistent with the *West End Land Use and Pedscape Plan (2005)*, which recommends single family land uses at five dwelling units per acre.

Site plan. There are outstanding site plan items must be addressed in order for staff to support this petition.

- The petitioner should note *Rezoning Petition 2008-064* on the site plan.
- The plans still show two driveways are proposed for Parcel ID 07819405. CDOT has indicated that only one (1) driveway will be supported for this residential unit.
- Petitioner should confirm with CDOT there are no plans to widen any of the right-of-ways.
- The petitioner should revise the plans to show existing driveways in the immediate vicinity to ensure there are no conflicts.
- The petitioner should provide a 20-foot distance between back of sidewalk and garage.
- The petitioner should add site distance triangles to the site plan.