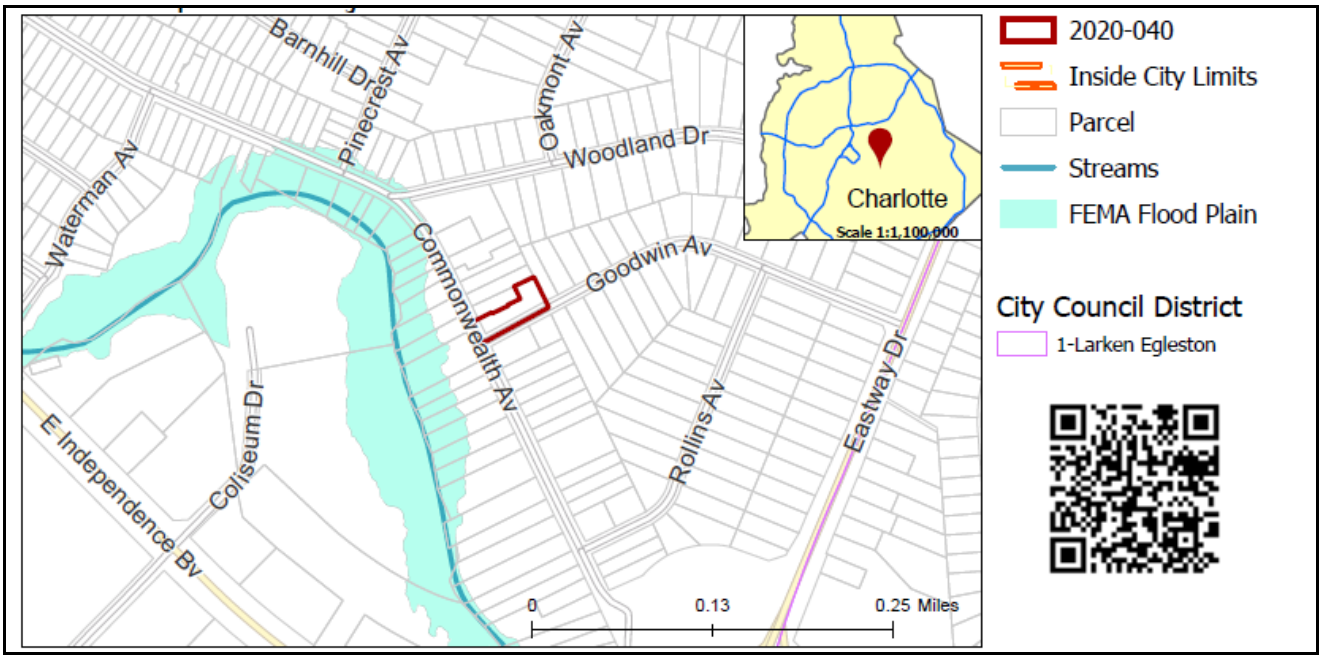
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-040
Final Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: R-4 (single family residential) Proposed Zoning: R-8 (single family residential)
LOCATION	Approximately 0.398 acres located on the eastern side of Commonwealth Avenue, the northern side of Goodwin Avenue, and south of Woodland Drive.



SUMMARY OF PETITION	The petition is to rezone a parcel to allow for all permitted and conditional uses within the R-8 zoning district.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	A Helping Hand Property Solutions 2, LLC Alensky Signature Homes LLC David Murray
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Independence Boulevard Area Plan* recommendation for residential uses and **inconsistent** with plan's recommended density of four dwelling units per acre.

Rationale for Recommendation

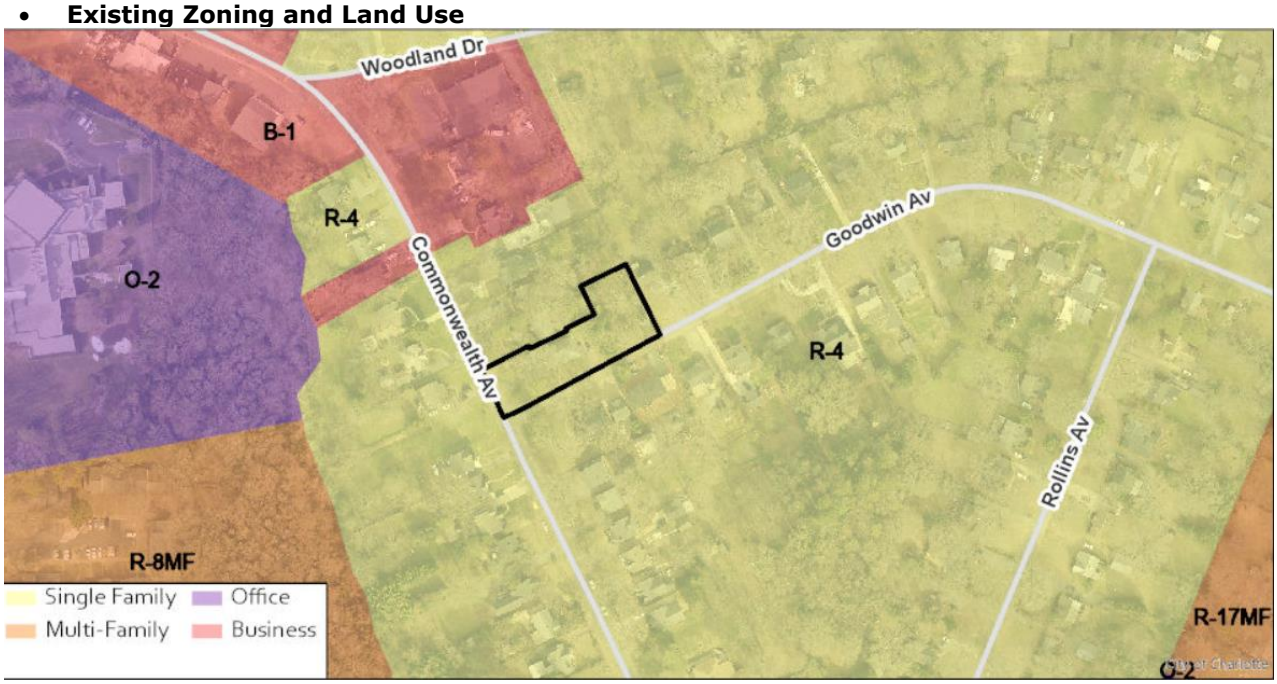
- The proposed residential land use is consistent with the plan recommendation for residential development and in keeping with the surrounding land uses.
- The parcel located on the other side of Goodwin Avenue is of similar size and has been subdivided into 2 lots.
- The subject parcel is a corner lot with frontage on both Commonwealth Avenue and Goodwin Avenue.

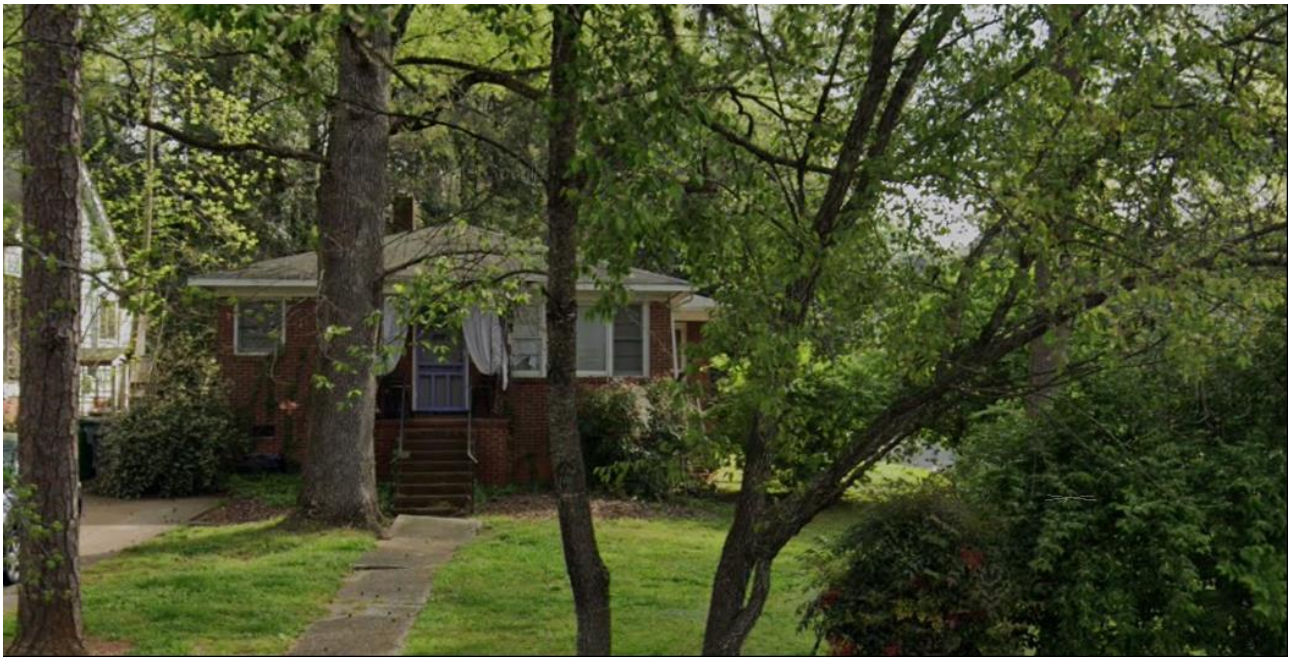
	The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan* from residential up to 4 DUA to residential up to 8 DUA.

PLANNING STAFF REVIEW

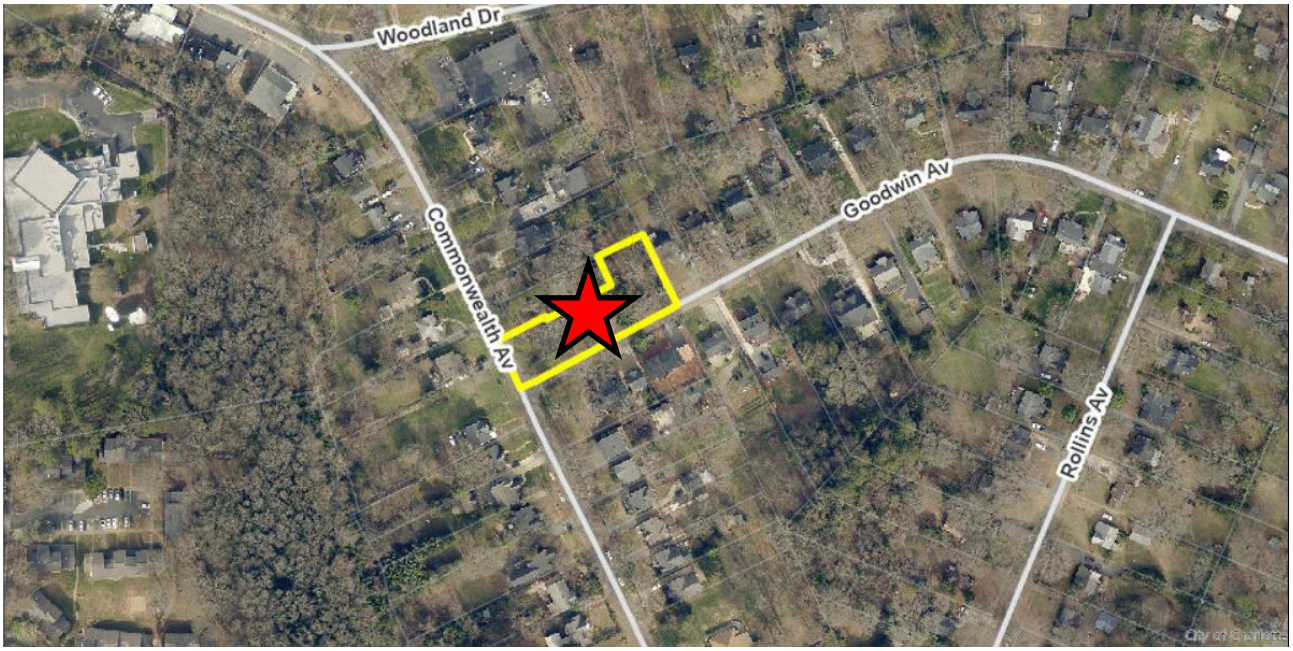
- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**





The parcel is developed with a 1 story single family residence and is primarily surrounded by single family homes, along with multifamily residential development and office and retail uses zoned R-4, R-8MF, R-17MF, O-2, and B-1.



General location of subject property denoted by red star.

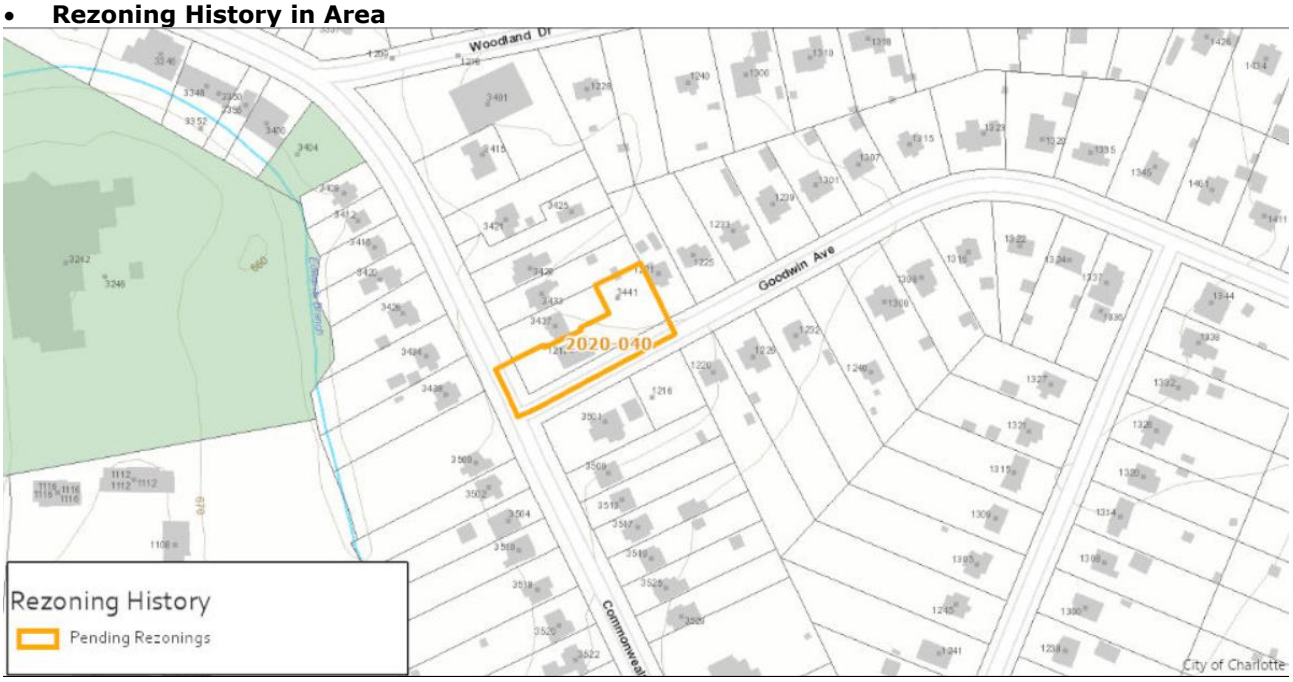
North, along Goodwin Avenue, are single family residential homes.

Across Goodwin Avenue and opposite the rezoning site are single family homes.

The rezoning site (left) is directly across the street from single family residential homes.

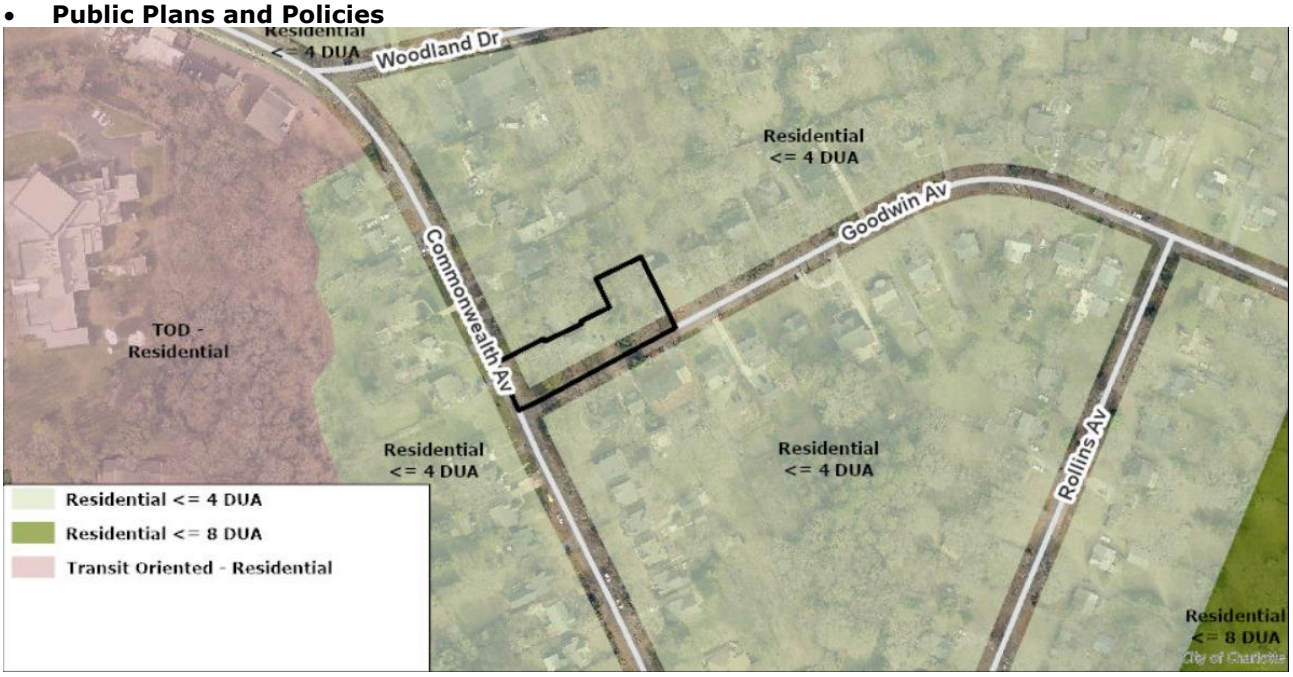
Along Commonwealth Avenue are single family homes.

- **Rezoning History in Area**



There have been no recent rezonings in the immediate area.

- **Public Plans and Policies**



  - The *Independence Boulevard Area Plan* (2008) recommends residential uses up to 4 units per acre.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located at the intersection of two local roads. CDOT will work with the petitioner during permitting once a site plan is submitted to ensure all ordinance and area plan(s) required transportation improvements are met.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 15 trips per day (based on duplex land use).
    Entitlement: 9 trips per day (based on one single family dwelling).
    Proposed Zoning: 18 trips per day (based on duplex).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 1 student, while the development allowed under the proposed zoning may produce 2 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 1 student.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Oakhurst Elementary at 104%
    - Eastway Middle remains at 118%
    - Garinger High remains at 122%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Goodwin Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Goodwin Avenue.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at www.rezoning.org
  - **Urban Forestry:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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