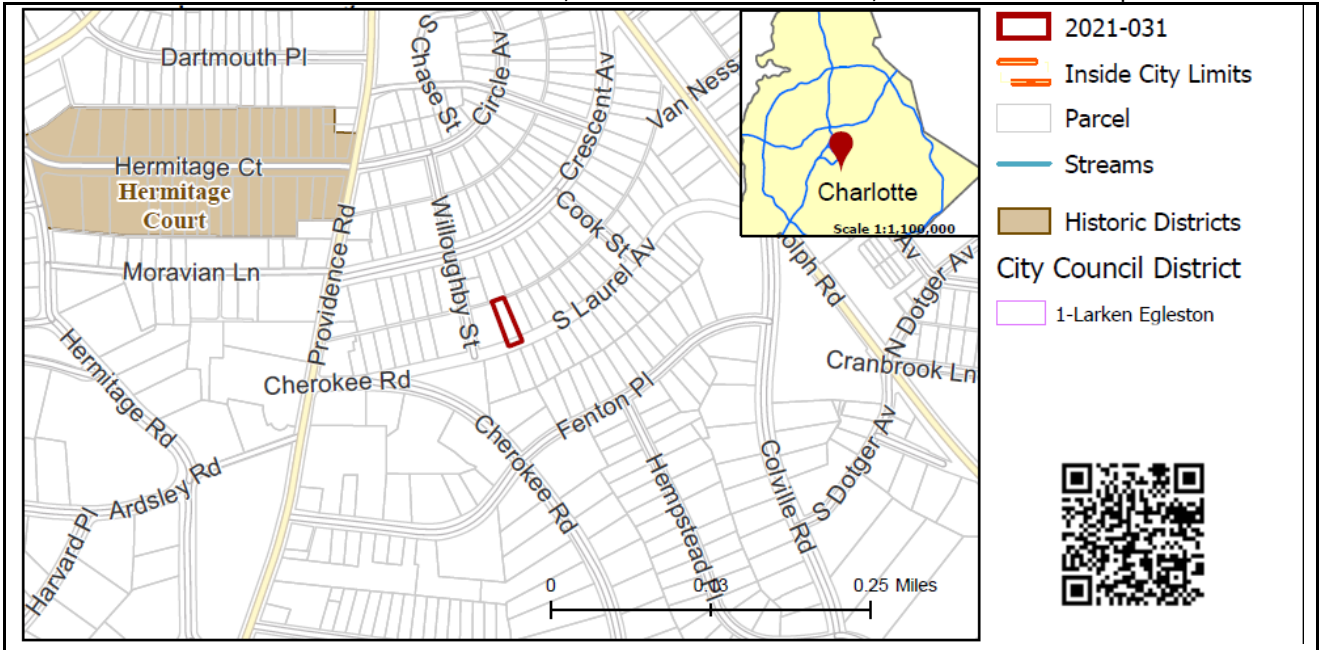
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2021-031
Post Hearing Staff Analysis
June 1, 2021

REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: R-8(CD) (single family residential, conditional)
LOCATION	Approximately 0.23 acres located on the north side of Laurel Avenue, east of Providence Road, and west of Randolph Road.



SUMMARY OF PETITION	The petition proposes to allow residential uses on a parcel, including a duplex on a lot developed with a single family residence constructed in 1925.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Vala Reza Nikrooz Halley Douglas, Inc. Dave Murray/The Odom Firm, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of the outstanding issue pertaining to site and building design.

Plan Consistency
The petition is **inconsistent** with the *Elizabeth Area Plan* recommended residential up to 5 units per acre.

Rationale for Recommendation

- The site directly abuts an existing multi-family structure that is zoned R-22MF.
- The rezoning site is immediately surrounded by single-family residential homes, quadruplexes, apartments and condominiums.
- The request is consistent with the development patterns in the immediate area.
- The R-8(CD) petition seeks to allow all residential uses, including a duplex, on the rezoning lot. The project will provide a minimum

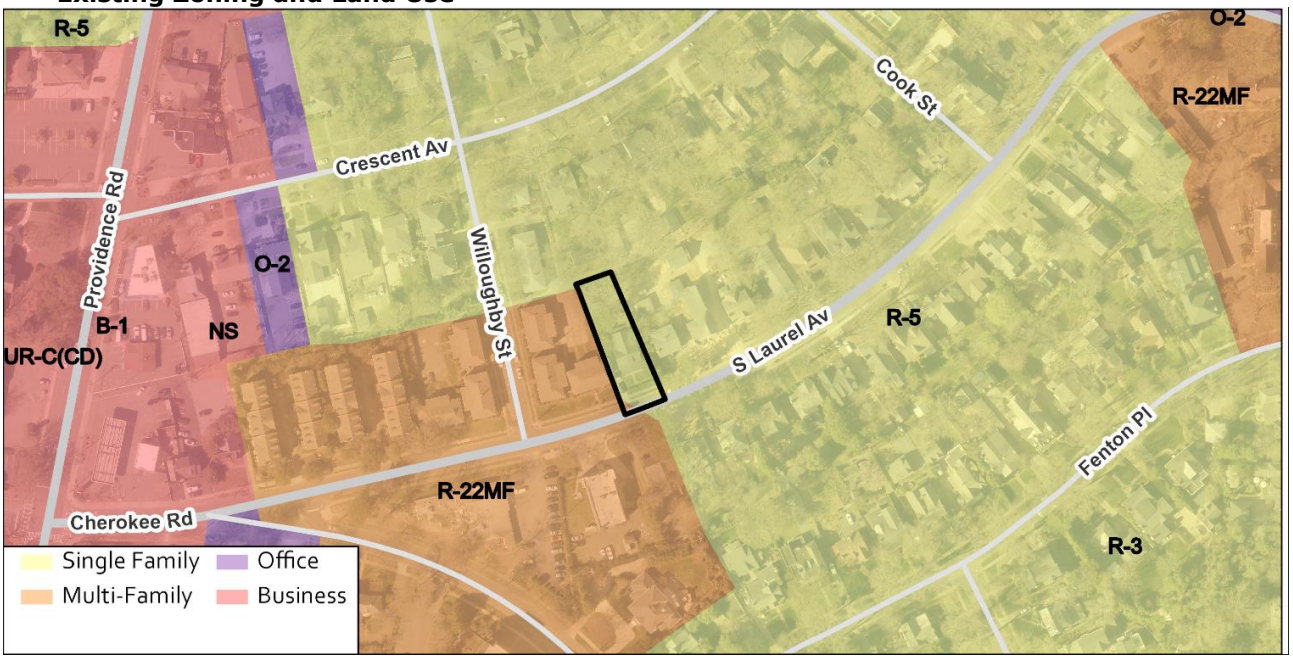
setback and yards that are compatible with the surrounding pattern of development.

The approval of this petition will revise the adopted future land use as specified by the *Elizabeth Area Plan*, from current recommended residential up to 5 units per acre use to new recommended residential up to 8 units per acre use for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allow residential uses as permitted in the R-8 district, including a duplex.
  - Illustrates building envelope.
  - Notes proposed height will be per ordinance.
  - Proposes access from S. Laurel Avenue. Identifies access point onto an abutting alleyway to the north.
  - Notes existing sidewalk, planting strip and curb will remain in current locations.
  - Notes permitted building materials shall comprise of brick, cedar shake, wood siding, fiber cement siding, stucco, and masonry.
  - Notes permitted roof materials are asphalt shingles, composition shingles, wood shingles, tin, standing seam metal, and wood shakes.
  - States walkways shall be provided to connect all residential entrances to sidewalks along public and private streets. Such walkways may be via a driveway.
  - Notes that any garage constructed on the site will be accessed via the alley way shown on the site plan.
  - States only one entry door to the principal structure shall front South Laurel Avenue in order to promote the appearance of a detached dwelling.

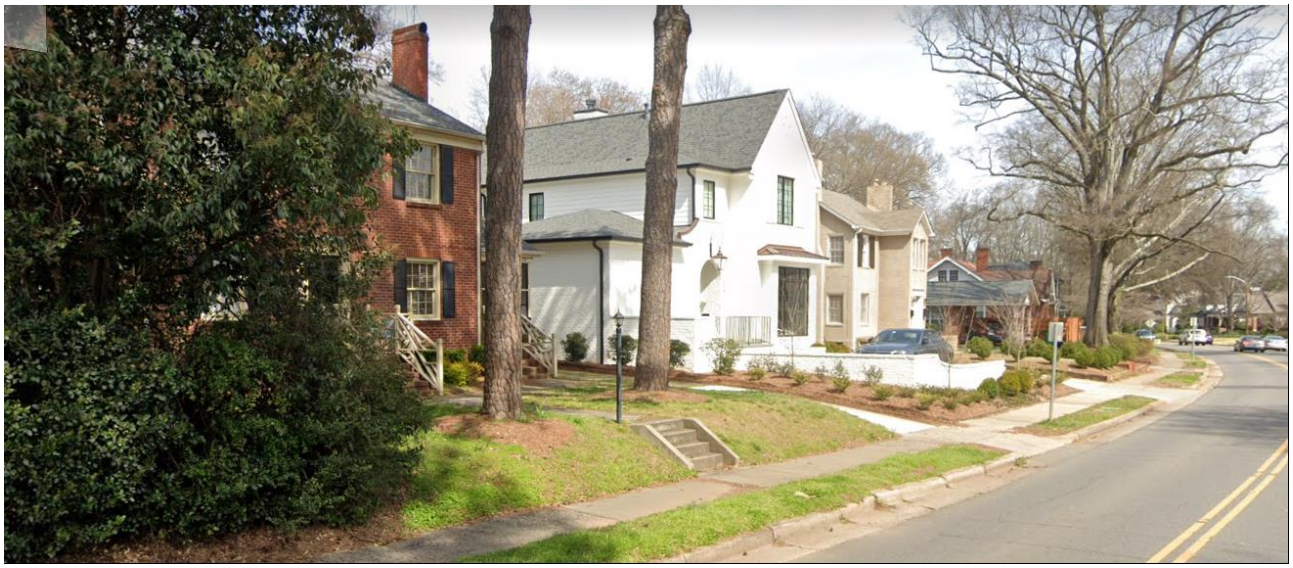
- **Existing Zoning and Land Use**



- The rezoning site is developed with a single family residence built in 1925 (pic below). The site is immediately surrounded by single family neighborhoods and multifamily residential developments on properties zoned R-3, R-5, and R-22MF. Along Providence Road are residential and non-residential uses in various zoning districts.

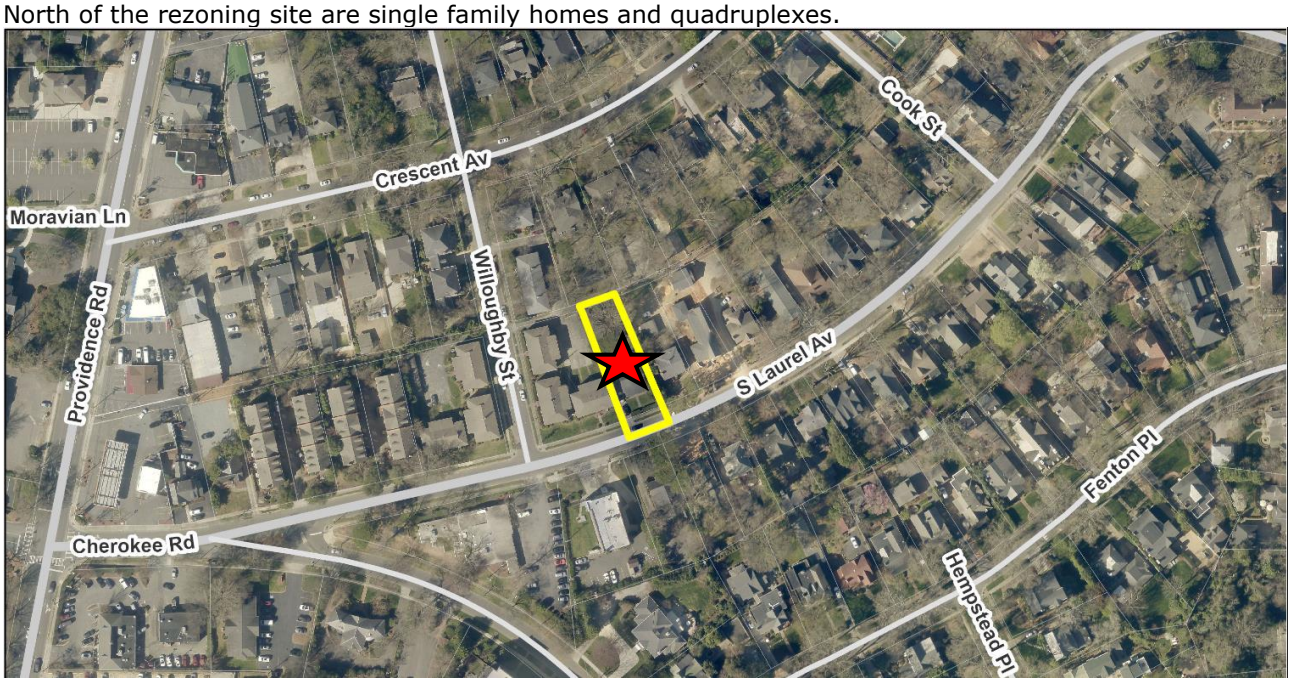
The rezoning site is developed with a single family residential home constructed in 1925.

Directly west are multifamily residential developments.



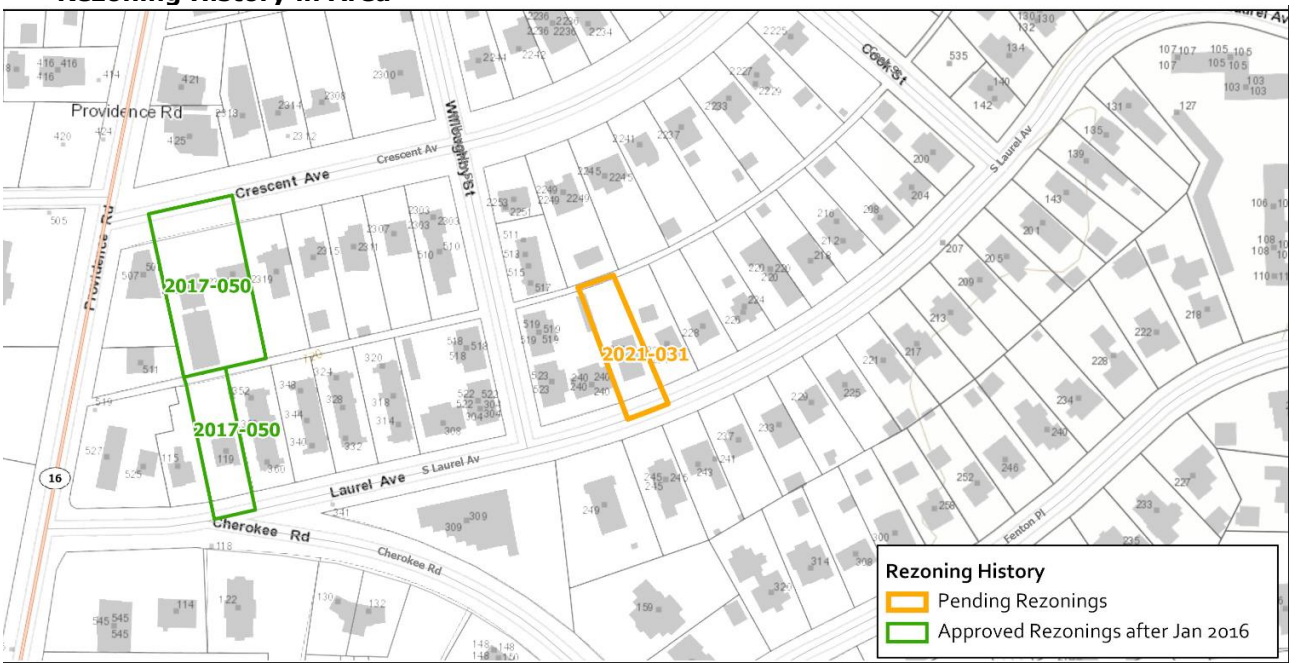
Directly east are single family homes.

North of the rezoning site are single family homes and quadruplexes.



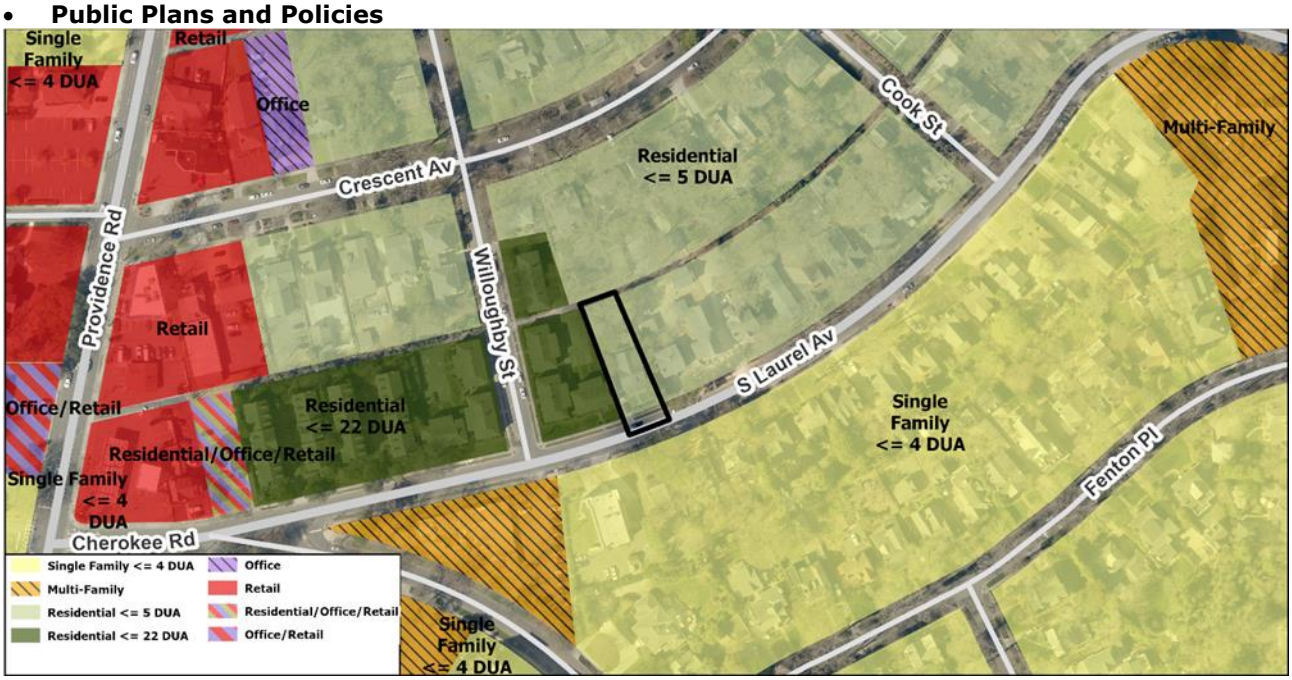
The rezoning site (denoted by red star) is immediately surrounded by single family residential homes and multifamily residential homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-050	Rezoned 0.77 acres from B-1 and O-2 to NS.	Approved

- **Public Plans and Policies**



- The *Elizabeth Area Plan* (2011) recommends residential uses up to 5 dwelling units per acre.

- **TRANSPORTATION SUMMARY**
  - The site is located on a City-maintained minor thoroughfare (South Laurel Avenue). The proposed use will increase the vehicle trips per day from 10 trips existing to 20 trips per day. A Traffic Impact Study (TIS) is not needed for the complete review of this petition due to the site generating less than 2,500 daily trips. CDOT has no outstanding items with this petition.
  - **Active Projects:**
    - N/A
  - **Transportation Considerations**
    - No outstanding issues.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 10 trips per day (based on single family residence).
    Entitlement: 10 trips per day (based on single family residence).
    Proposed Zoning: 20 trips per day (based on 2 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the developed allowed under the proposed zoning may produce 0 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Eastover Elementary remains at 98%
    - Sedgefield Middle remains at 72%
    - Myers Park High remains at 121%.
  - See advisory comments at www.rezoning.org.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Laurel Ave. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Laurel Ave. See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **Erosion Control:** 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.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Dimension and label the setback from the correct location. **Not addressed.**

~~2. Remove the driveway from the site plan. Arrows illustrating points of ingress/egress may remain on the plan.~~ **Addressed.**

~~3. Under Development Data note that height will be per ordinance.~~ **Addressed.**

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

Planner: Claire Lyte-Graham (704) 336-3782