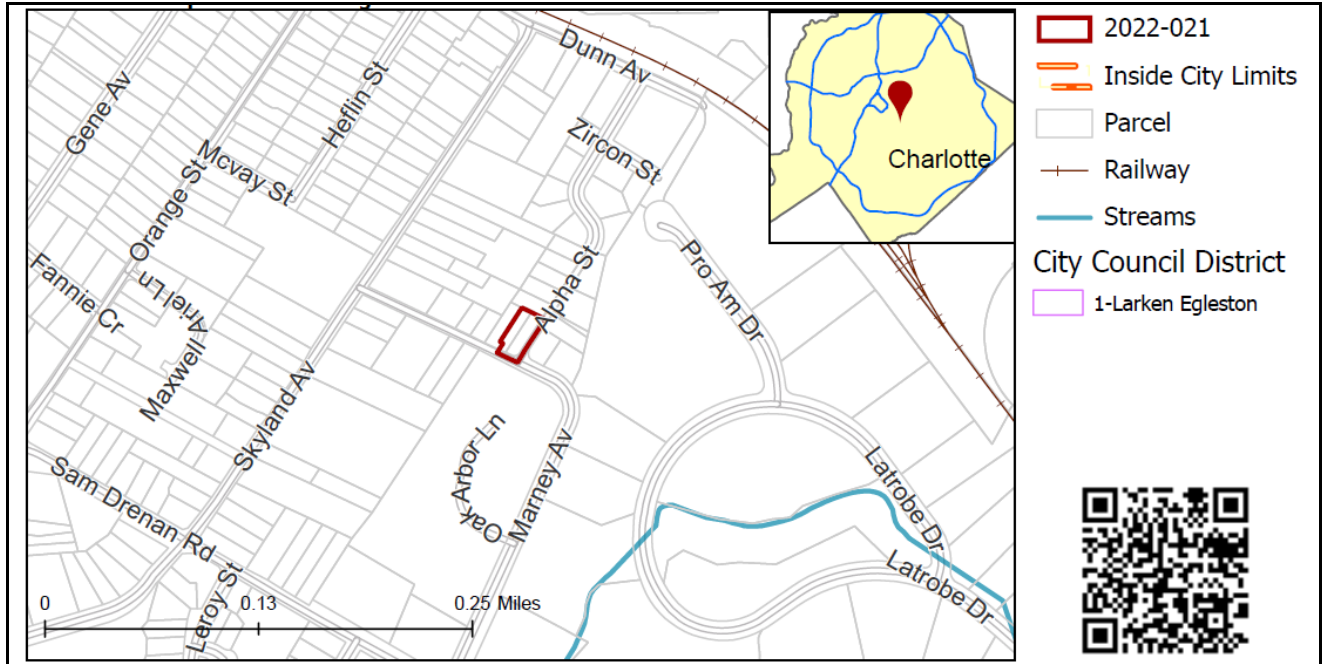


**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: UR-1 (urban residential)

**LOCATION**

Approximately 0.23 acres located at the northwest intersection of Marney Avenue and Alpha Street, east of Skyland Avenue, and southwest of Monroe Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the UR-1 zoning district on two parcels that are currently vacant.

**PROPERTY OWNER**

CrossRoads Corporation for Affordable Housing & Community Development

**PETITIONER**

CrossRoads Corporation for Affordable Housing & Community Development

**AGENT/REPRESENTATIVE  
COMMUNITY MEETING**

Kathleen Meier  
Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Central District Plan* (1993) land use recommendation for single family and multi-family residential uses.

Rationale for Recommendation

- The vacant site is located on the corner of Alpha Street and Marney Avenue directly adjacent to an area zoned R-22MF, making it an appropriate site for an increase in allowable density.
- The intent of the UR-1 district is to protect and enhance existing single family areas while also encouraging appropriate infill development on underutilized sites.
- The existing zoning district would allow for a duplex on the site, but the UR-1 district would provide greater flexibility in housing types and development dimensional standards.

- The site is in an area with a mixture of housing types and this petition could contribute to diversity in housing options.

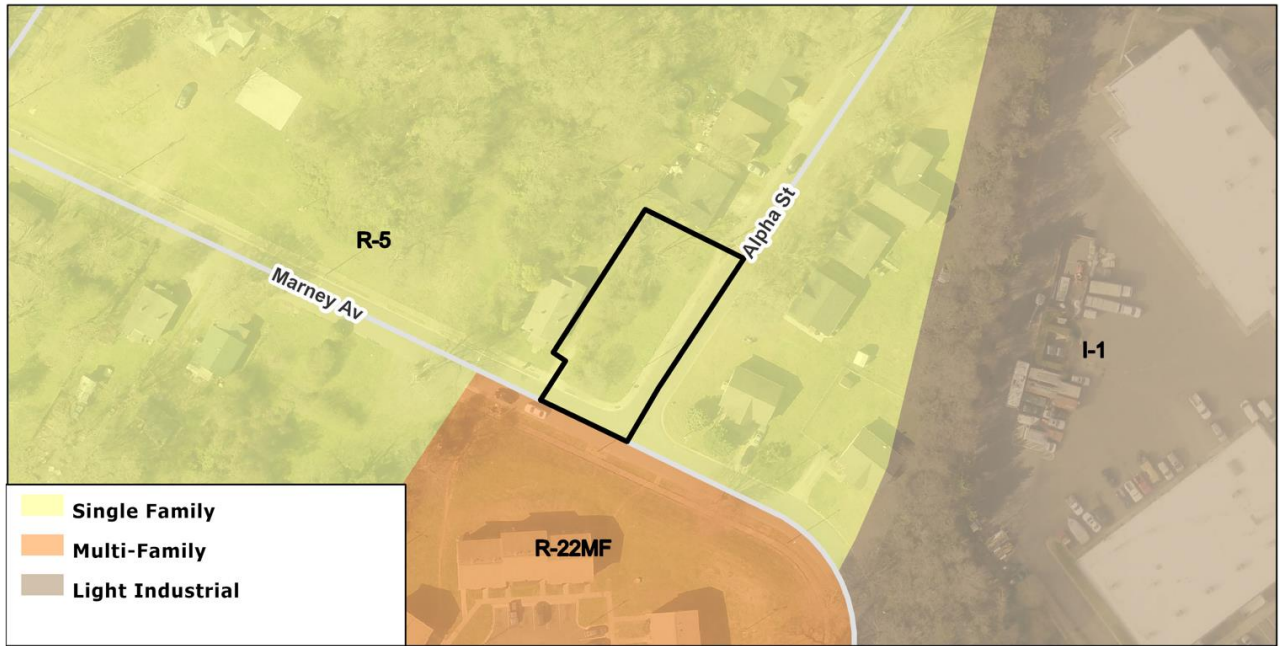
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the UR-1 (urban residential) zoning district.

- **Existing Zoning and Land Use**



- The site is currently zoned R-5 and is an area with single family, multi-family, retail, office, and institutional uses.



- North of the site are single family homes.





- East of the site are two single family homes adjacent to a mixed-use development that houses various retail and office uses.



- South of the site is a multi-family residential development.



- The lots directly west of the site are vacant.

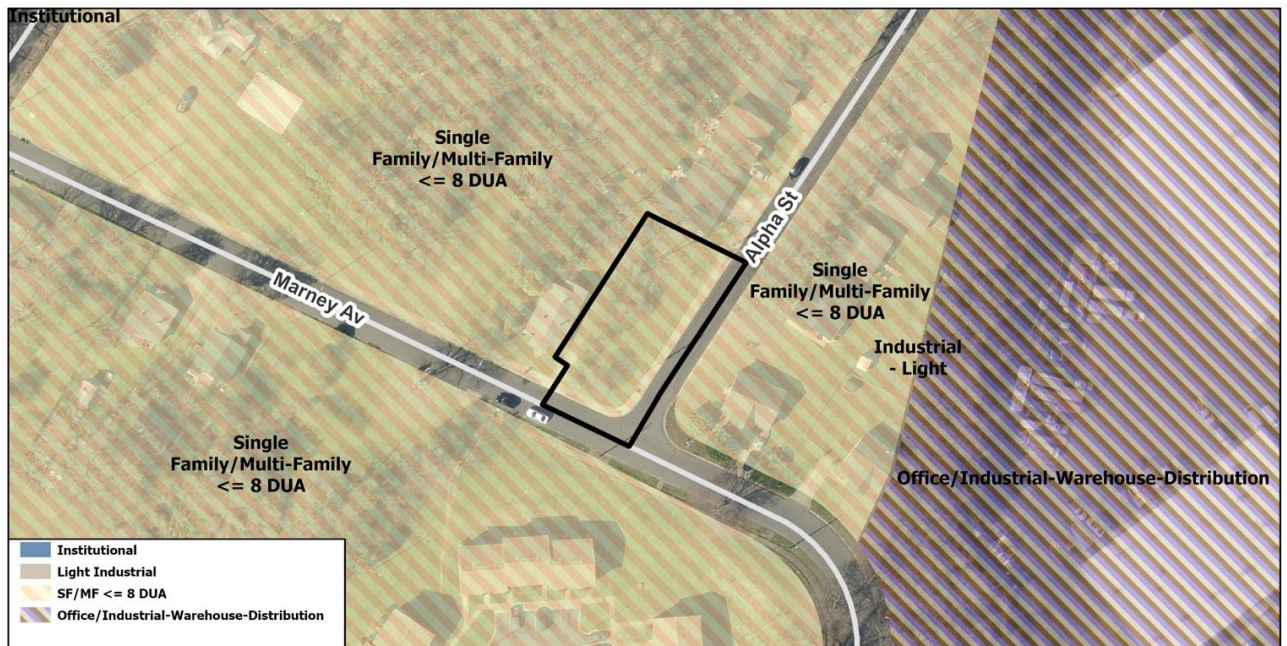


- **Rezoning History in Area**



- There have been no recent rezonings in the area.

- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends single family and multi-family residential uses up to eight DUA for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on Marney Avenue, a City-maintained local street, and Alpha Street, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network. Further details are listed below.
- **Active Projects:**
  - There are no active projects near the site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (the site is vacant).
    - Entitlement: 10 trips per day (based on 1 dwelling).
  - Proposed Zoning: 30 trips per day (based on 0.23 acres of urban residential uses).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No comments submitted.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Holly Cramer (704) 353-1902