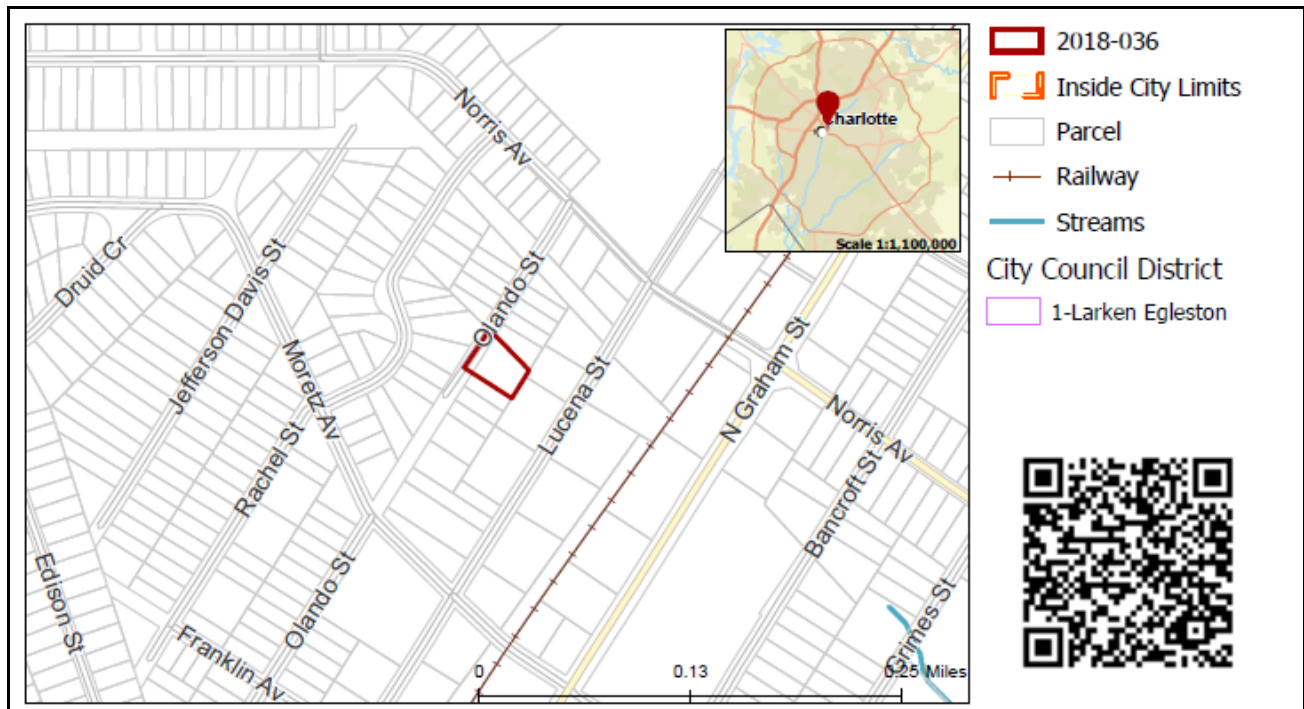


REQUEST

Current Zoning: I-1 (light industrial)
 Proposed Zoning: R-8 (single family residential)

LOCATION

Approximately 0.41 acres located on the east side of Orlando Street, south of Norris Avenue, and north of Moretz Avenue.
 (Council District 1 - Egleston)



SUMMARY OF PETITION

This conventional petition seeks to allow all uses permitted in the R-8 (single family residential) district.

PROPERTY OWNER

No Fear Investments, LLC

PETITIONER

No Fear Investments, LLC

AGENT/REPRESENTATIVE

Travis Howard

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this conventional petition.

Plan Consistency

The petition is consistent with the *Statesville Avenue Corridor Plan* which recommends residential uses at eight dwelling units per acre.

Rationale for Recommendation

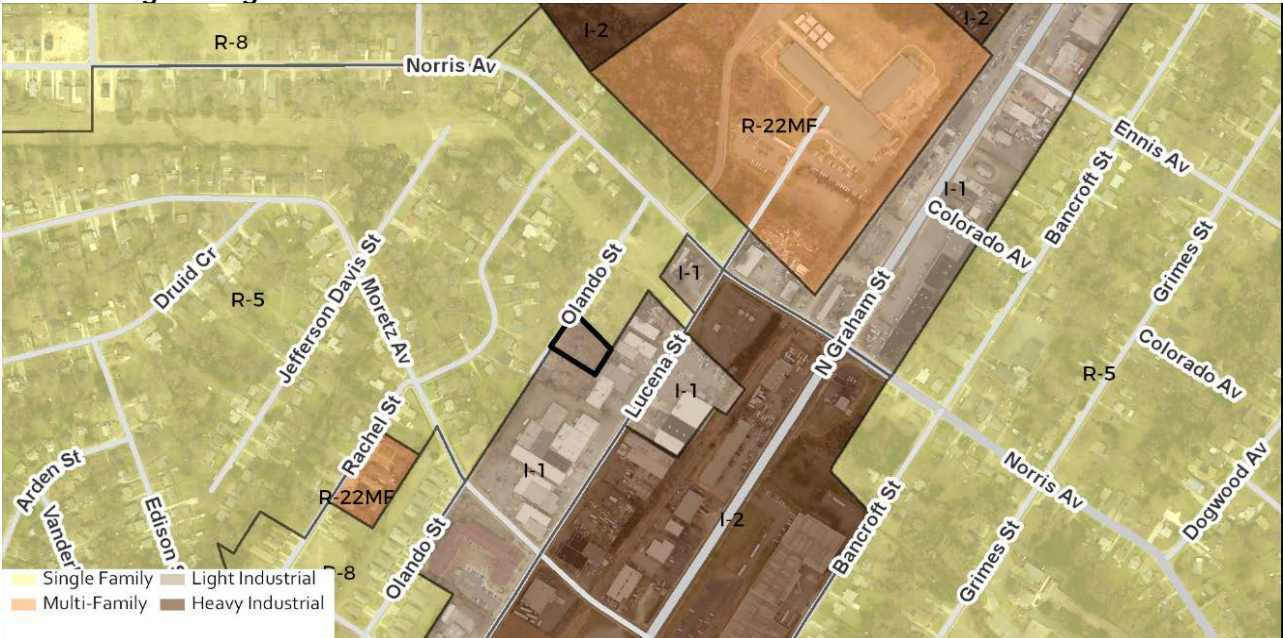
- The *Statesville Avenue Corridor Area Plan* recognizes the existing residential uses located on the subject property.
- The proposed residential zoning is consistent with the other one-story single family residential in single family zoning uses on this dead end block of Orlando Street.
- The intent of the rezoning is to align the existing single family land use with the appropriate zoning.

PLANNING STAFF REVIEW

• Proposed Request Details

This is a conventional rezoning petition, which applies all the standards, regulations, and uses in the R-8 zoning district. Uses allowed in the R-8 district include detached dwellings, duplex, triplex and quadraplex dwellings.

- Existing Zoning and Land Use



- The subject property is located at the dead end of Olando Street and is developed with three single family houses, which are legal nonconforming uses constructed around 1961. Surrounding properties include single family residential uses and commercial/industrial uses fronting on Lucena Street.



The subject property is developed with three single family houses.



Properties to the north are developed with single family homes.



Properties to the east and south are a mix of industrial/warehouse uses.

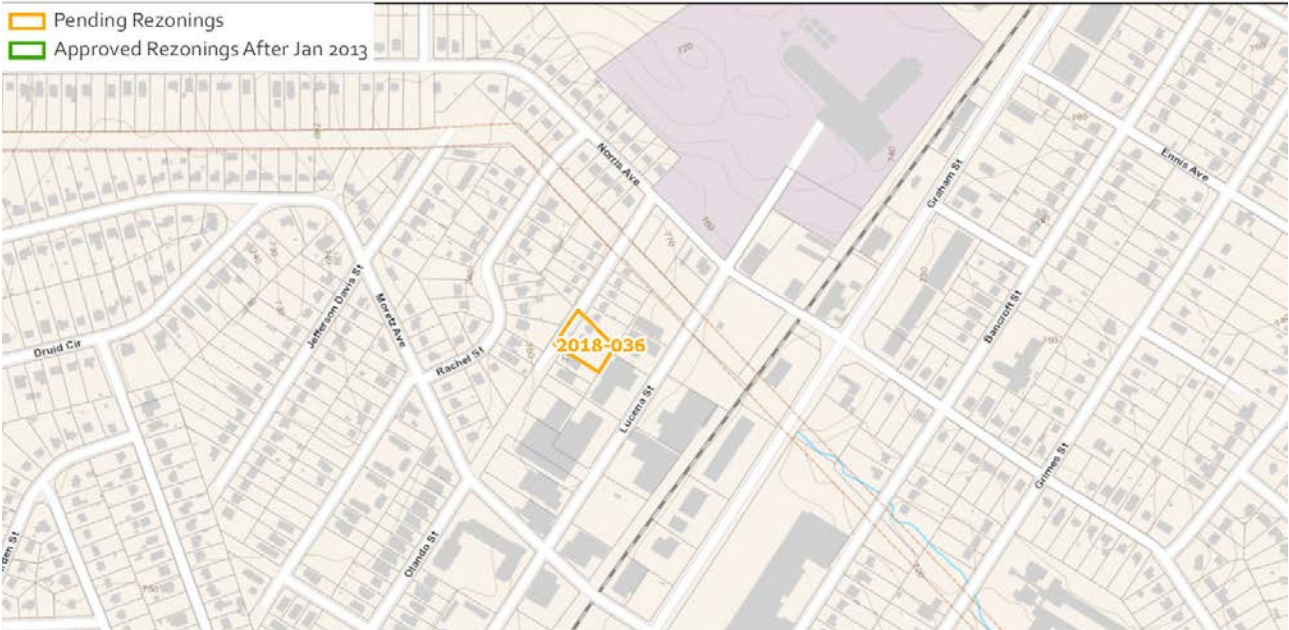


Properties to the west are developed with single family homes.

- **Rezoning History in Area**

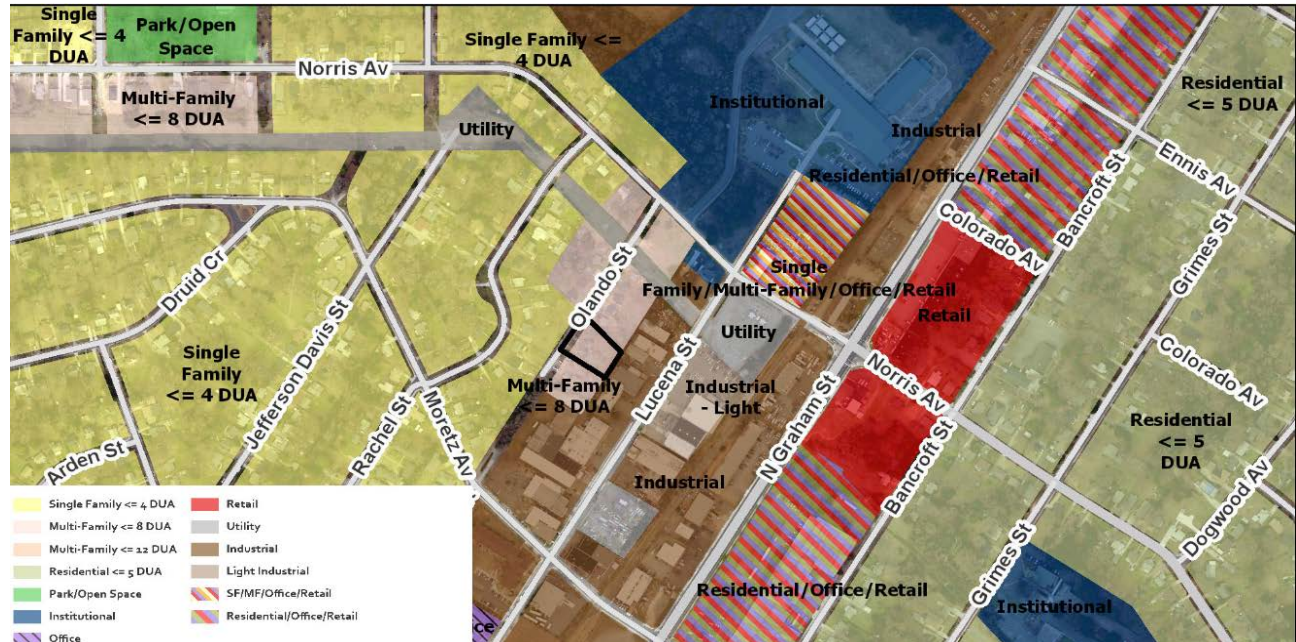
 Pending Rezoning

 Approved Rezoning After Jan 2013



There have been no rezonings in recent years.

- **Public Plans and Policies**



- The *Statesville Avenue Corridor Area Plan* (2001) recommends residential uses.
- **TRANSPORTATION CONSIDERATIONS**
- The site is on a local street with valley curb that lacks sidewalks. CATS bus route three runs along Norris Avenue approximately 500 feet from the site, with stops at Orlando Street. Located within the Applied Innovation Corridor, the site is within 300 feet of a proposed pedestrian and bicycle path that would run parallel to Norris Avenue. During permitting CDOT will work with the petitioner to upgrade the streetscape to current standards and to formalize the driveways to the property. These improvements would better connect the site to existing and proposed amenities nearby that are accessible by foot.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 40 trips per day (based on 3 single family dwellings).
Entitlement: 10 trips per day (based on 4,000 square feet of warehouse use).
Proposed Zoning: 40 trips per day (based on 3 single family dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No on street parking if unable to maintain 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero (0) students, while the development allowed under the proposed zoning will produce one (1) student. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is one (1) student.
 - The proposed development is projected to maintain the school utilization (without mobile classroom units) as follows:
 - Druid Hills Pre K-8 remains at 126%
 - West Charlotte High remains at 97%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing six-inch water distribution main located along Orlando Street.

Charlotte Water currently does not have sewer system accessibility for the rezoning boundary under review. The closest available sewer main is approximately 25 feet away of the rezoning boundary on Orlando Street. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections.

- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from the right-of-way of any City maintained street (Olando Street) without explicit permission of the City Arborist's office. The location of structures/driveways/streets/other items illustrated on the site plan are conceptual in nature and do NOT confirm or imply authorization by the City to remove any City trees located in street right-of-way; City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right-of-way.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** Site is required to provide 10 percent tree save area based on gross acreage. 10 percent of 0.41 acres tree save equals 0.04 acres. Show tree save area and calculation on site map. Tree save must be 30 feet width minimum.
- **Mecklenburg County Land Use and Environmental Services Agency:** Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Pre-hearing staff analysis
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Michael Russell (704) 353-0225