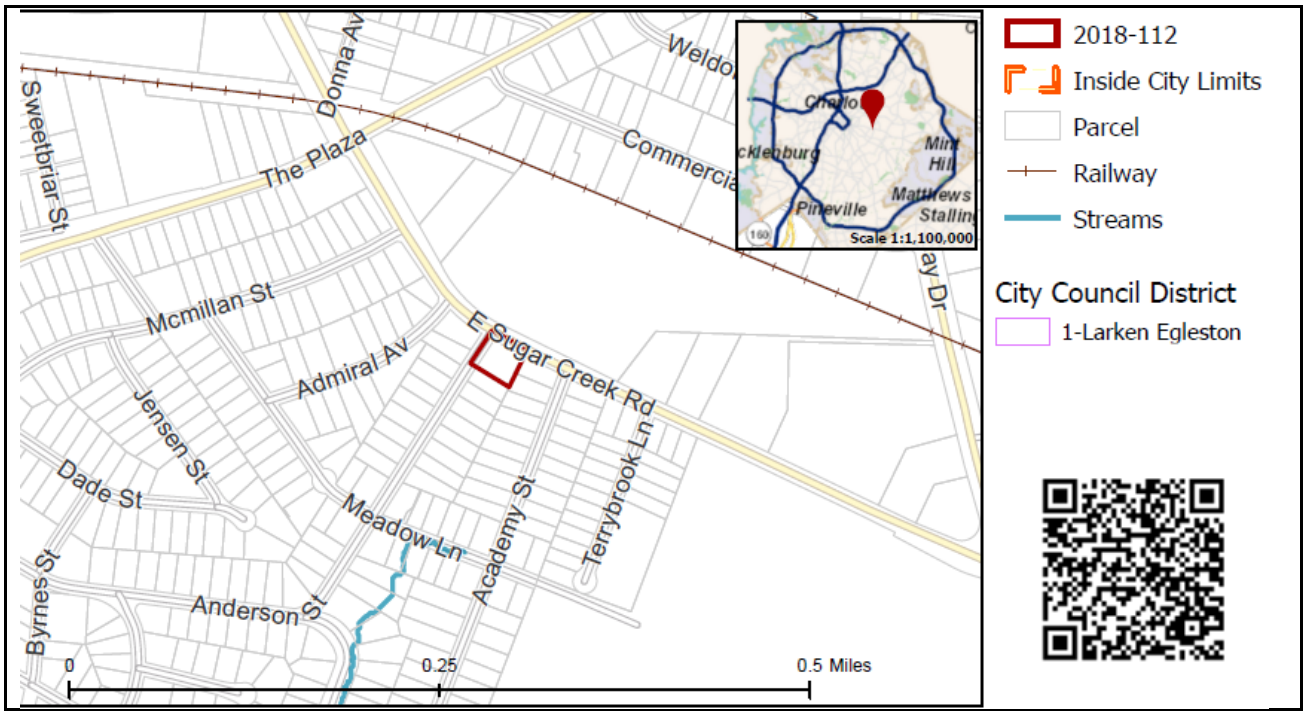
CHARLOTTE.
CHARLOTTE-MECKLENBURG PLANNING

Rezoning Petition 2018-112
Pre-Hearing Staff Analysis

November 19, 2018

REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: R-8(CD) (single family residential, conditional)
LOCATION	Approximately 0.33 acres located at the intersection of E. Sugar Creek Road and Anderson Street, south of The Plaza. (Council District 1 - Egleston)



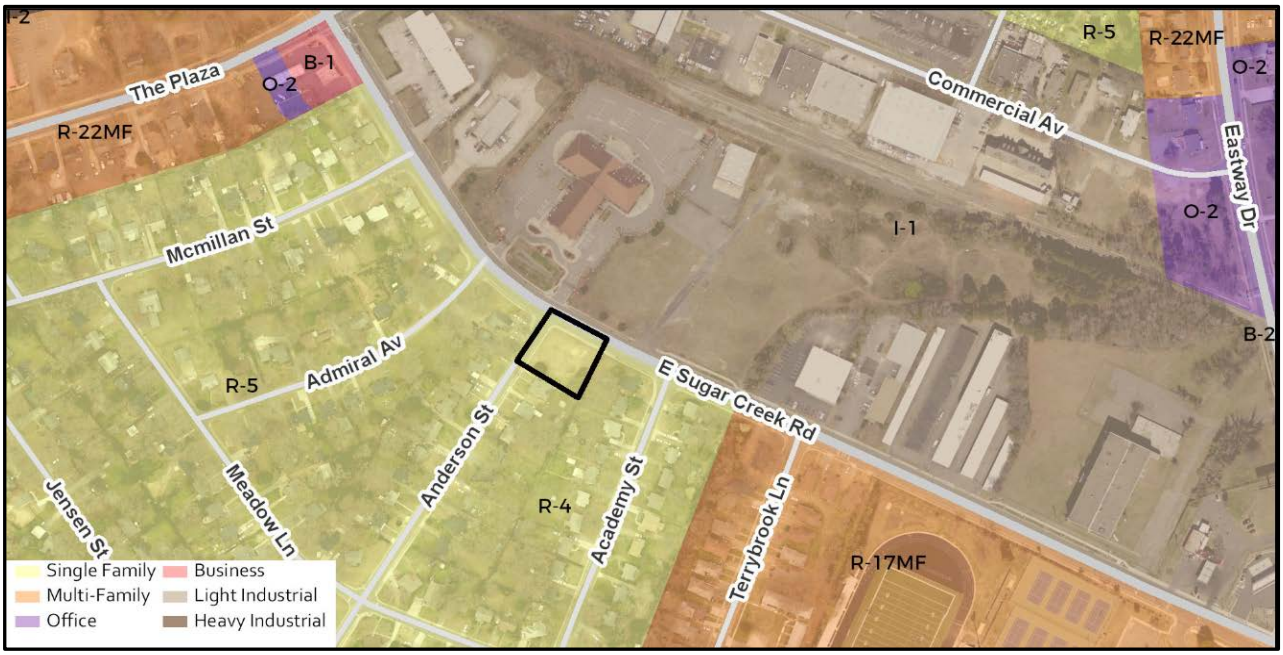
SUMMARY OF PETITION	The petition proposes to develop the subject site to allow two single family detached dwellings, at a density of six units per acre.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Michael Loeb Michael Loeb None
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0.

STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The proposed single family land use is consistent with the *Central District Plan* recommendation for residential uses. The *General Development Policies* support a density of up to six dwelling units per acre. Rationale for Recommendation • The proposed single family development is located within an established single family detached neighborhood. • The surrounding single family neighborhood includes a mix of R-4 and R-5 (single family residential) zoning districts that all allow for single family development. • The R-8(CD) petition seeks to allow two single family detached dwellings on individual lots, and the minimum setback and yards are compatible with the surrounding pattern of development. • The petition will provide single family detached dwellings within the range supported by the *General Development Policies*.

PLANNING STAFF REVIEW

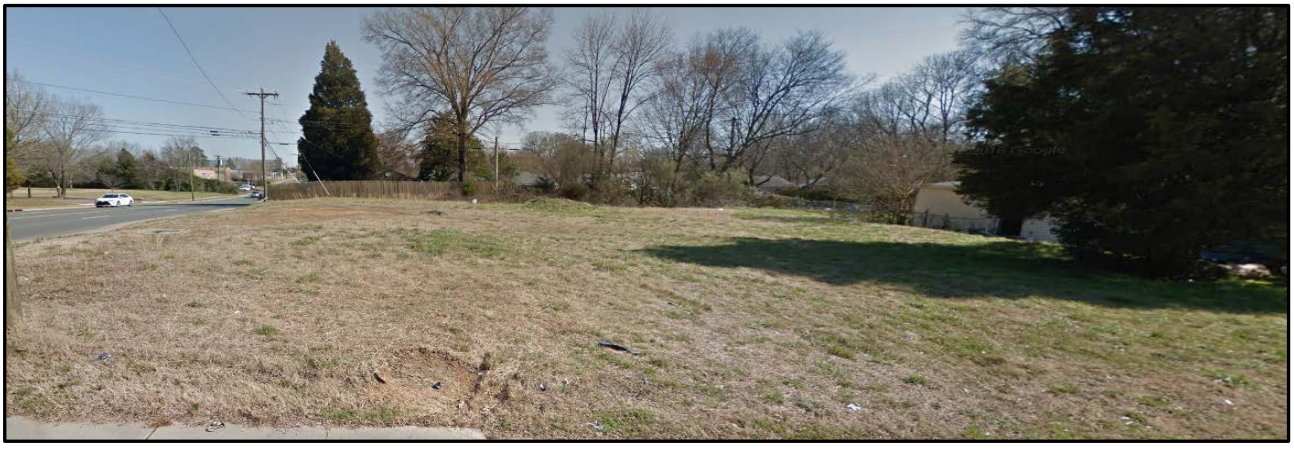
- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Two single family residential lots, at a density of 6 dwellings per acre.
  - Minimum lot width at setback line of 40 feet.
  - Side yards that are five feet wide, except on the side facing East Sugar Creek Road where they are 10 feet wide. Rear yards are 40 feet wide.
  - Dedication of right-of-way, planting strip of eight feet, and sidewalk of six feet along East Sugar Creek Road.

- **Existing Zoning and Land Use**



The subject property is vacant and is zoned R-5 (single family residential).

Surrounding properties on the south side of E. Sugar Creek Road contain single family, duplex, and multi-family dwellings, a public school, and a retail store. Industrial, retail, and religious institutional uses exist on the north side of E. Sugar Creek Road in industrial zoning.



The subject property is vacant.

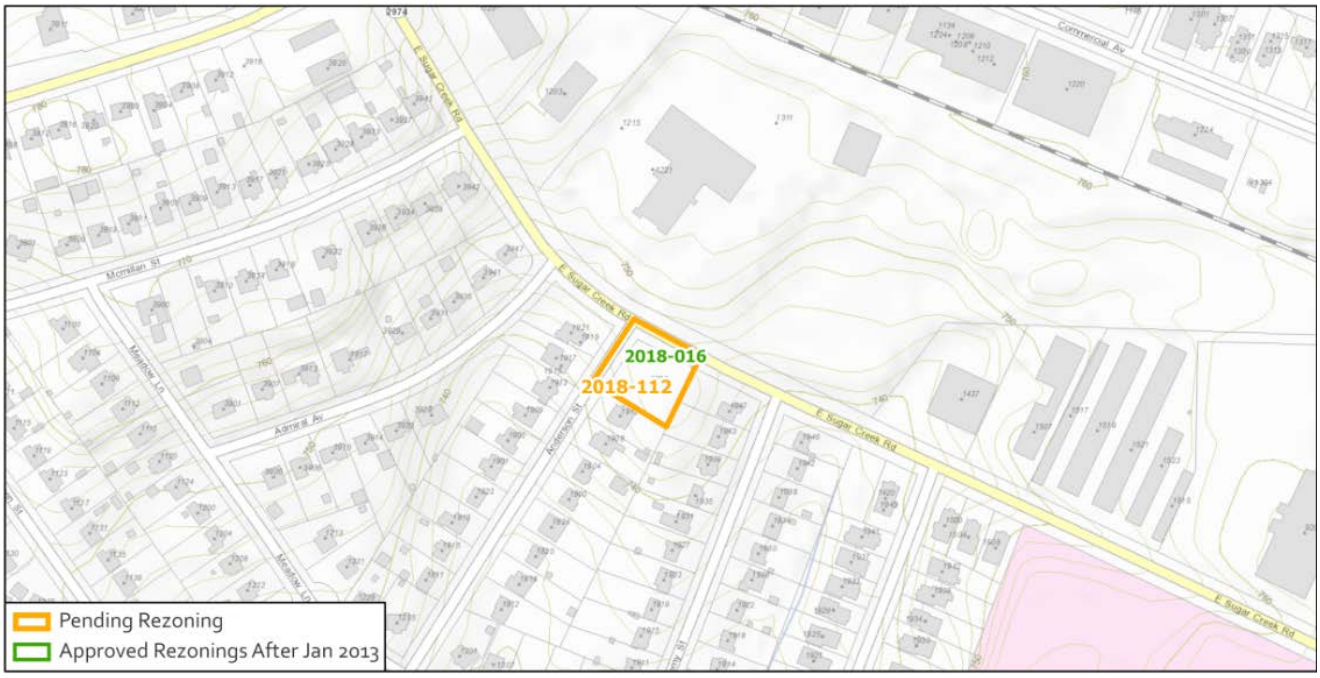


The property to the north is developed with a religious institution zoned I-1 (light industrial).



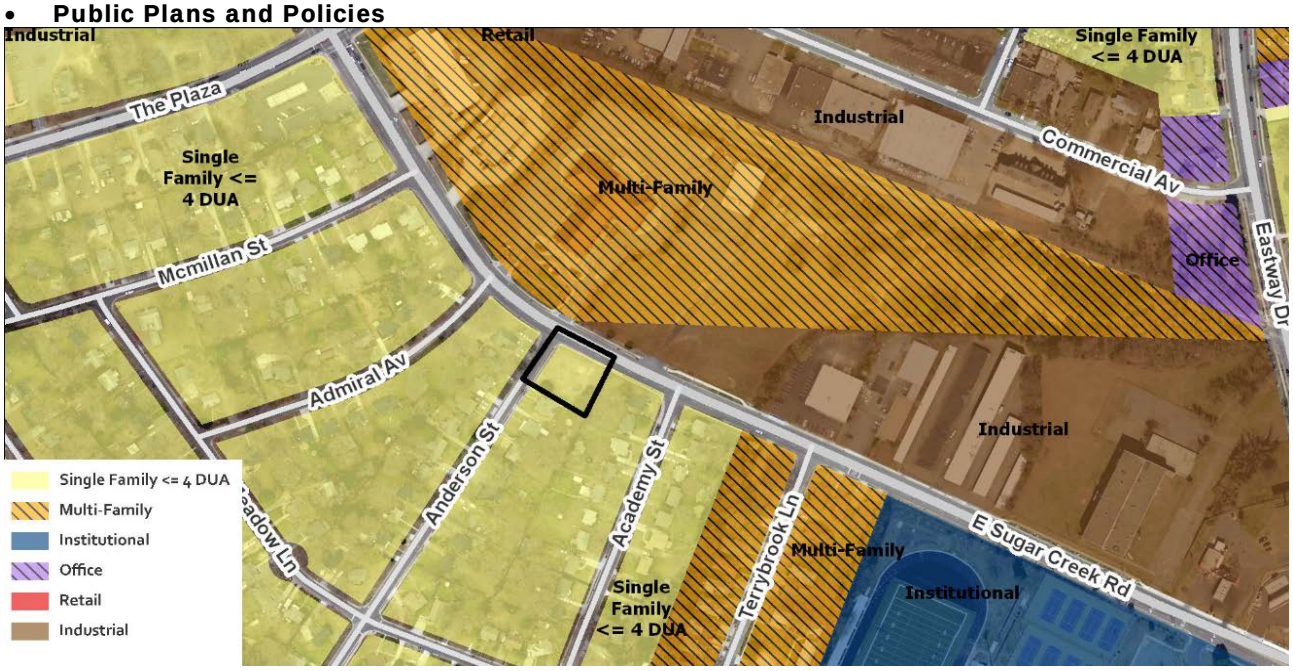
Surrounding properties are developed with single family homes.

- **Rezoning History in Area**



The subject property was rezoned from R-4 (single family residential) to R-5 (single family residential) by petition 2018-016. There have been no other recent rezonings in the immediate area.

- **Public Plans and Policies**



  - *Central District Plan* (1993) recommends single family residential uses.
  - The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of up to six dwellings per acre as requested and as illustrated in the table below.

Assessment Criteria	**Density Category – up to 6 dua**
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	4
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	**Total Points: 14**

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located at the intersection of a major thoroughfare and a local street. The site plan commits to improving the streetscape in the form of planting strip, sidewalk and curb ramps to meet current City standards.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on vacant site).
    Entitlement: 10 trips per day (based on one single family detached dwelling).
    Proposed Zoning: 20 trips per day (based on two single family detached 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 outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate one student, while the development allowed under the proposed zoning will produce one student. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
  - The proposed development will not increase the school utilization over existing conditions (without mobile classroom units) and utilization will remain as follows:
    - Shamrock Gardens Elementary remains at 97%
    - Eastway Middle remains at 108%

    - Garinger High remains at 117%.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing six-inch water distribution mains located along Sugar Creek Road and Anderson Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Anderson Street.
- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- 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: Sonja Strayhorn Sanders (704) 336-8327