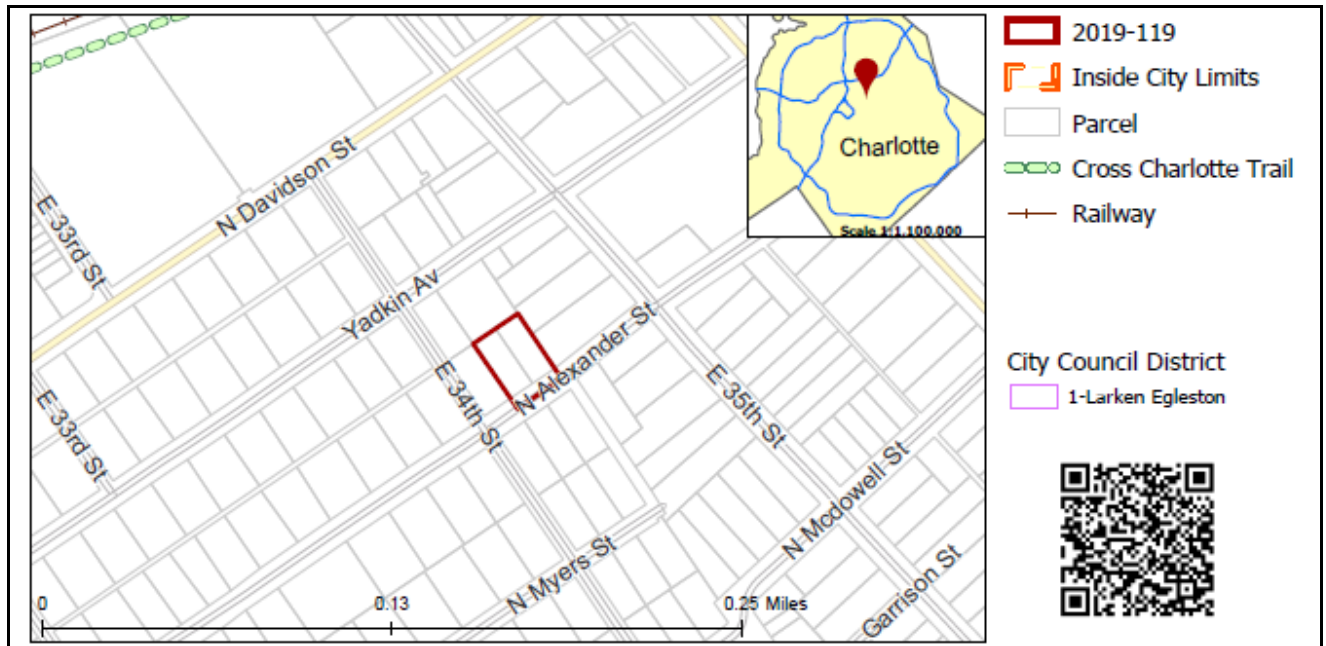


**REQUEST**

Current Zoning: R-8 (CD) (Single Family Residential, Conditional)  
Proposed Zoning: R-5 (Single Family Residential)

**LOCATION**

Approximately 0.29 acres located at 3101 and 3105 N. Alexander Street, west of E. 35<sup>th</sup> Street and east of E. 34<sup>th</sup> Street.



**SUMMARY OF PETITION**

The petition proposes to rezone two parcels previously rezoned R-8 conditional to a conventional residential zoning district to remove the condition that an existing house must remain and to allow all uses that are permitted within the R-5 district.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**  
**COMMUNITY MEETING**

Robert K. Williams, Jr.  
RKW Builders, LLC  
Brian Smith, Urban Design Partners  
Meeting is not required.

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *36<sup>th</sup> Street Transit Station Area Plan* recommendation for residential uses at up to five dwelling units per acre.

Rationale for Recommendation

- Approval of this petition will rezone the property to be consistent with the surrounding single-family residential zoning.
- Aligning the zoning district with the surrounding neighborhood will ensure that new development is constructed under similar development standards. Currently, the R-8(CD) zoning has setbacks and additional standards that would result in development that is uncharacteristic of the neighborhood. Instead, the petition will result in future construction at R-5

development standards, matching the front yard setback of surrounding homes along N. Alexander Street.

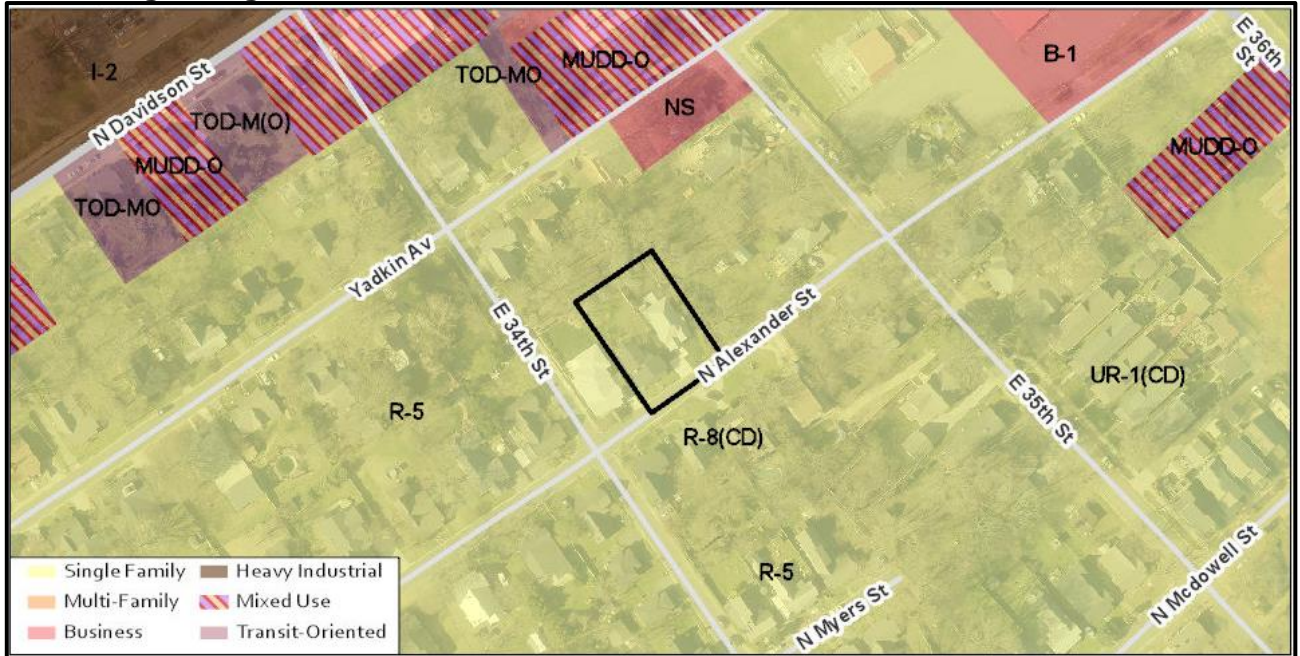
- The request is compatible with the surrounding neighborhood in terms of permitted uses and surrounding zoning districts.

### PLANNING STAFF REVIEW

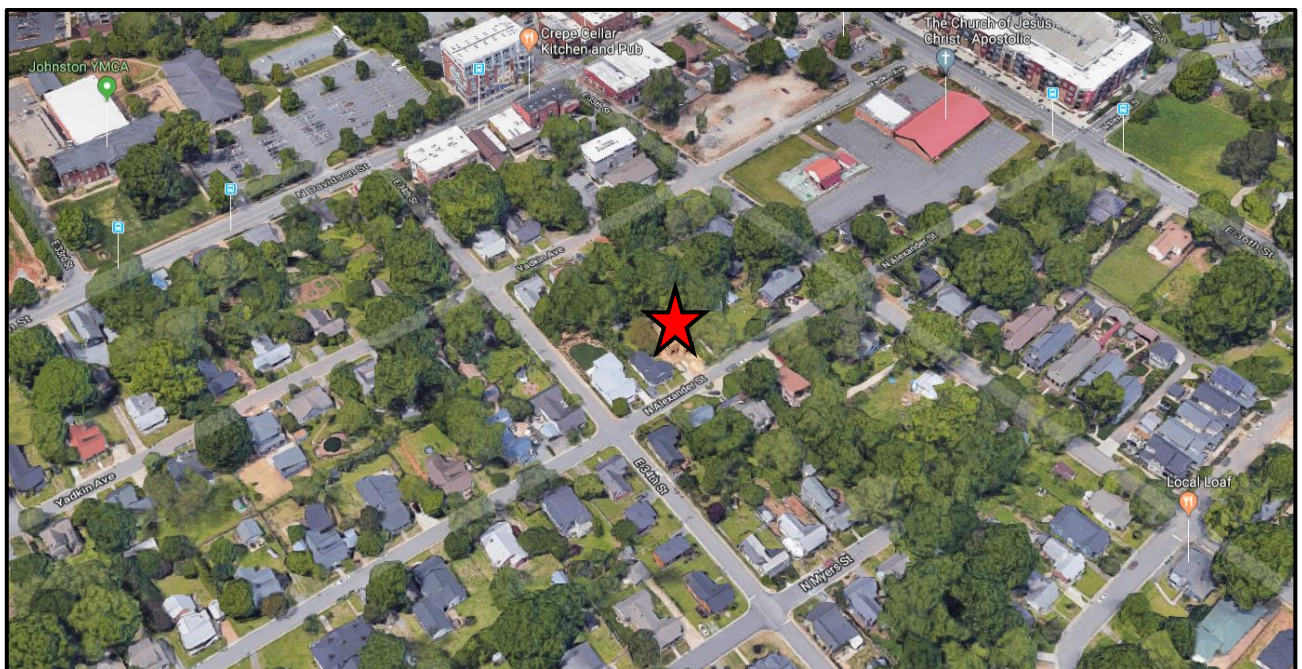
- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



The subject property was rezoned in 2012 from R-5 to R-8 (CD) in order to subdivide the lot to build an additional home under R-8 development standards. The surrounding property, a few blocks south of the N. Davidson Street corridor, is majority single family residential with TOD and commercial/retail, and industrial uses to the north.



Aerial provided for locational context. Subject property's general location denoted by red star.





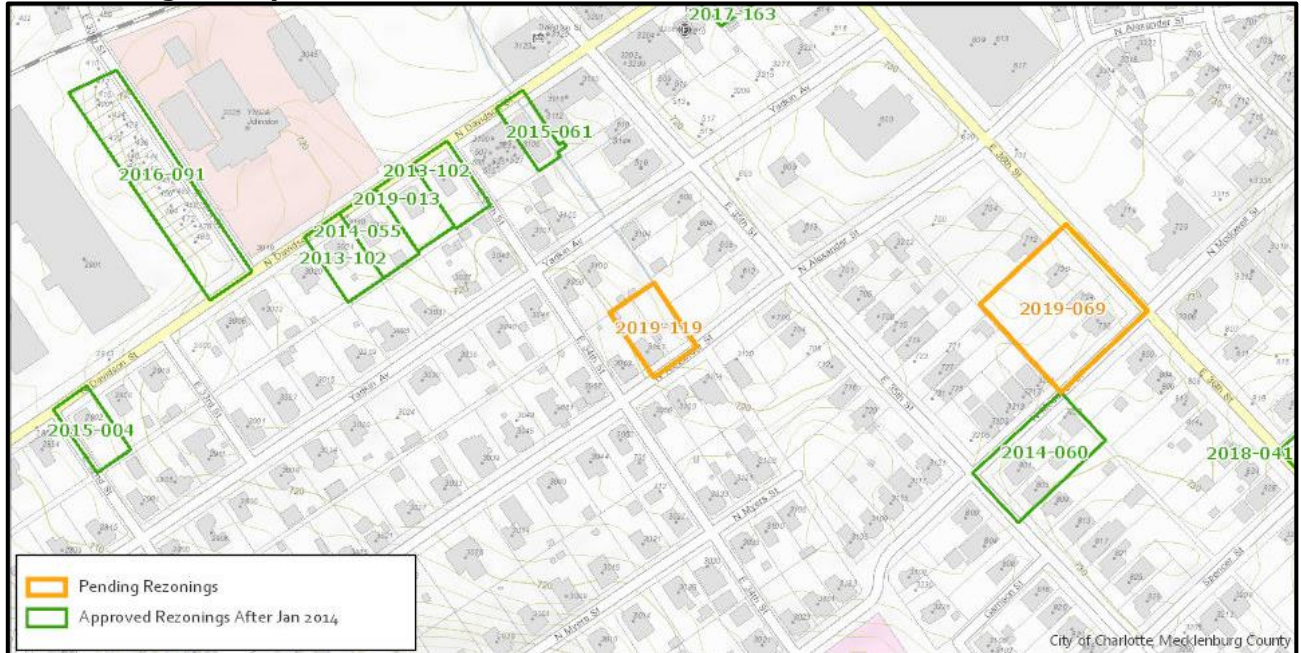
Streetview showing two homes within the rezoning petition. White house in the foreground will be demolished. Home in background was constructed after property was rezoned R-8 in 2012.



View looking south from subject property.



- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Petition proposes to rezone nearly 2,000 acres to various TOD districts along Blue Line Stations.	Pending
2019-069	Petition is to provide for a single building allowing up to 4 stories which allows for a mix of uses as described within the Neighborhood Services district.	Pending
2015-004, 2013-102, 2014-055, 2019-013, 2015-061, 2016-091	Multiple properties rezoned to MUDD or TOD districts to allow mixed-use and transit-supportive development.	Approved
2014-060	Rezone to subdivide two single family parcels into three lots in order to provide three dwelling units.	Approved

- Public Plans and Policies**



- The 36<sup>th</sup> Street Transit Station Area Plan (2013) recommends the site for residential uses at up to five dwelling units per acre.

- **TRANSPORTATION CONSIDERATIONS**

- The site is on N. Alexander Street (local, city maintained) and is in a wedge inside Route 4. The site is within the limits of the *36<sup>th</sup> Street Transit Station Area Plan*.
- No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 20 trips per day (based on 2 single family dwellings).
    - Entitlement: 20 trips per day (based on 2 single family dwellings).
  - Proposed Zoning: 20 trips per day (based on 2 single family dwellings).

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

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The proposed development will make no changes in student composition.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along N. Alexander Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along N. Alexander Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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.

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

**Planner:** William Linville (704) 336-4090