

REQUEST

Current Zoning: R-5 (residential)
Proposed Zoning: R-8 (residential)

LOCATION

Approximately .26 acres with frontages on Downs Avenue and Shamrock Drive, east of Newell Avenue.



SUMMARY OF PETITION

The petition proposes to rezone single family residential parcel to a conventional residential district in order to all permitted uses, either by-right or under prescribed conditions, at the site.

PROPERTY OWNER

Sree Properties, LLC

PETITIONER

Sree Properties, LLC

AGENT/REPRESENTATIVE

Russell Ferguson

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan's* (1993) recommendation for single family uses up to five dwelling units per acre (DUA) for the site.

Rationale for Recommendation

- The request would permit single family uses on the site which, while over recommended density, is still consistent with the recommended uses for the parcel per the adopted land use plan.
- While over the Central District Plan's recommended density, the petition meets the General Development Policies locational criteria for consideration of eight to 12 dwellings per acre.
- The requested district will not allow any greater height allowance than already permitted under existing entitlements (40 feet for a residential structure).

- The request is in alignment with the Central District Plan's policy recommendation of promoting "more urban scale infill development...". The R-8 district is meant to address, as the ordinance states, "urban single family living".

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family uses up to five DUA to residential uses up to eight DUA.

PLANNING STAFF REVIEW

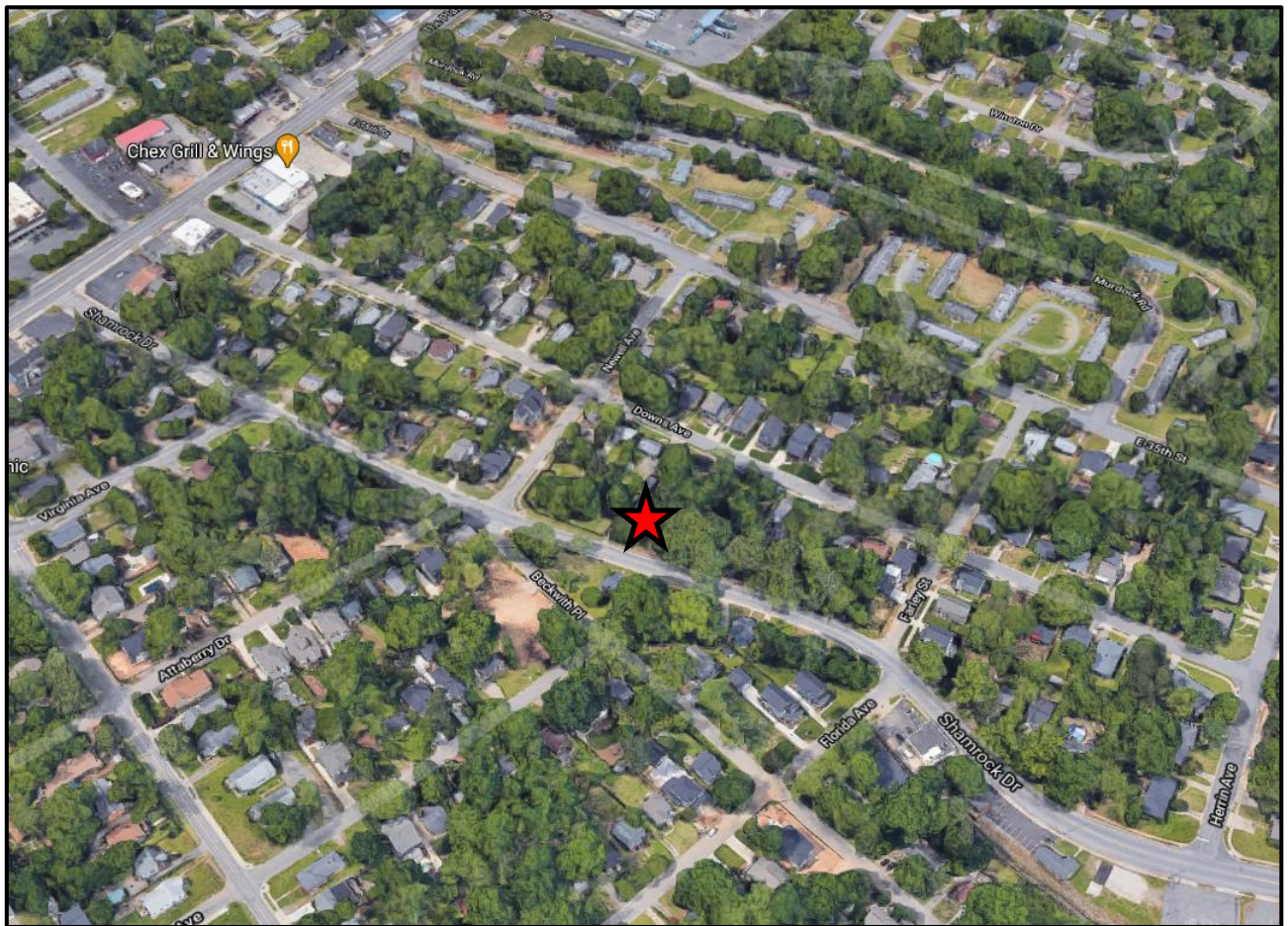
- **Proposed Request Details**

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

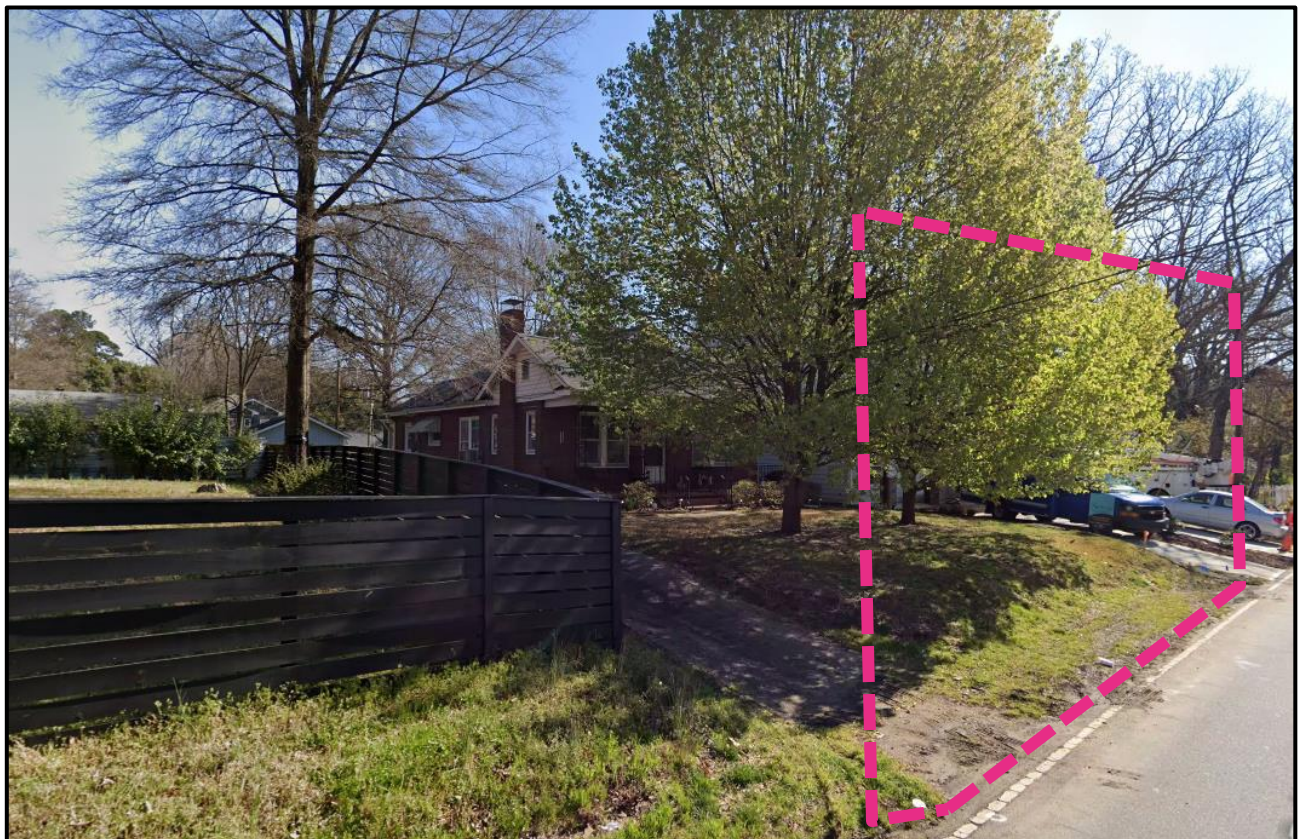
- **Existing Zoning and Land Use**



There have been no historic rezonings of the subject property. The site is located within an established single-family detached neighborhood. Retail uses are located to the NW of the site toward The Plaza, and some multifamily uses are located a few blocks to the NE along E. 35th Street.



General location of subject property denoted by red star.

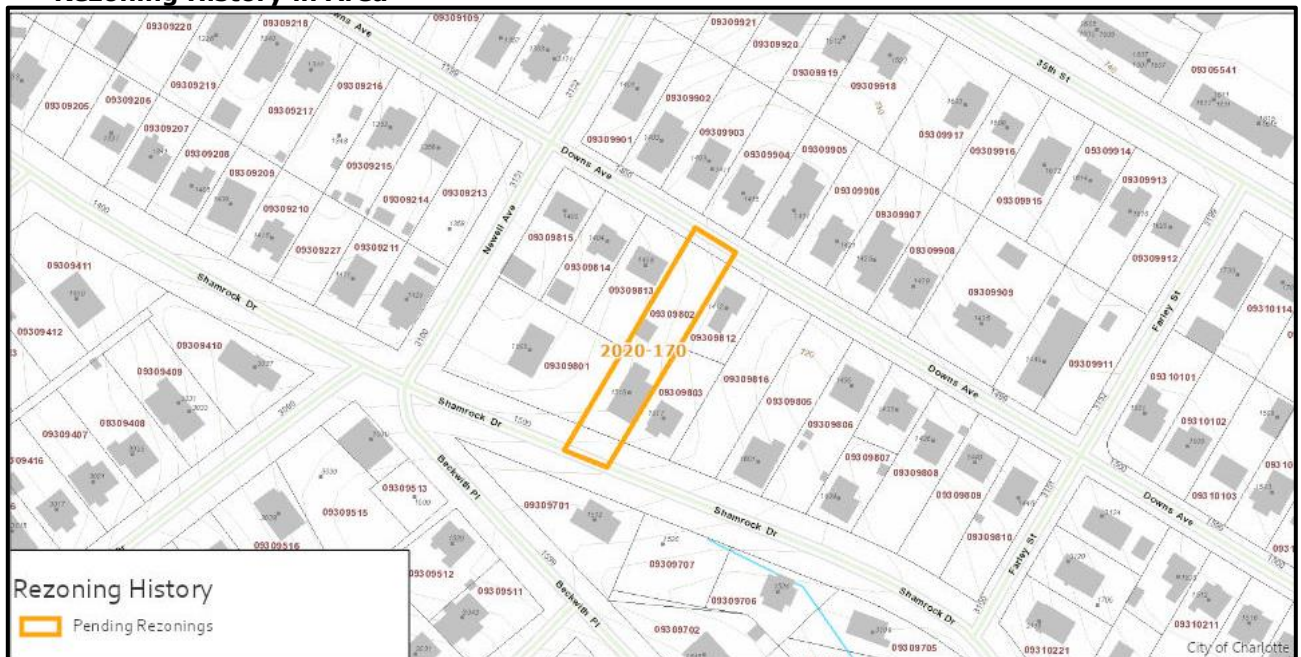


Streetview looking east along Shamrock Drive toward subject property. The approximate frontage of the parcel being rezoned is outlined in a pink dashed line.



Looking south toward the rear yard of the subject property along Downs Ave.

- **Rezoning History in Area**



There have been no rezonings in the immediate vicinity of the subject area within the last 5 years.

- Public Plans and Policies**



- The *Central District Plan* (1993) recommends single family uses up to five DUA for the site.
- 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 eight to 12 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – 8 up to 12 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	5
Road Network Evaluation	1
Design Guidelines	0
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 12

- TRANSPORTATION SUMMARY**

- The site is located on a minor thoroughfare road [Shamrock Drive] and a local road [Downs Avenue]. There is an active project nearby, Shamrock Drive Complete Street, that will be adding sidewalks, bike lanes, and curb and gutter on Shamrock Dr. As this is a conventional rezoning petition, CDOT will work with the petitioner during permitting to coordinate with existing projects in the area and determine any other development requirements.
- Active Projects:**
 - Shamrock Drive Complete Street
 - The project will add sidewalks and bike lanes with curb and gutter on Shamrock Drive from Newell Avenue to Flamingo Avenue.
 - Project status is at 90% and anticipated completion is estimated for 2025.
- Transportation Considerations**
 - No outstanding issues.
- Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on 1 dwelling).
 - Entitlement: 10 trips per day (based on 1 dwelling).
 - 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 Housing and Neighborhood Services:** No outstanding issues.

- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
 - **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 development allowed under the proposed zoning may produce one student. Therefore, the net increase in the number of students generated from existing zoning to proposed is one.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Shamrock Gardens Elementary remains at 107%.
 - Eastway Middle remains at 118%.
 - Garinger High remains at 122%.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Shamrock Drive. Charlotte Water has sanitary sewer system infrastructure available for the rezoning boundary via an existing 8-inch gravity sewer main located along Shamrock Drive. See advisory comments at www.rezoning.org
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** 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.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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