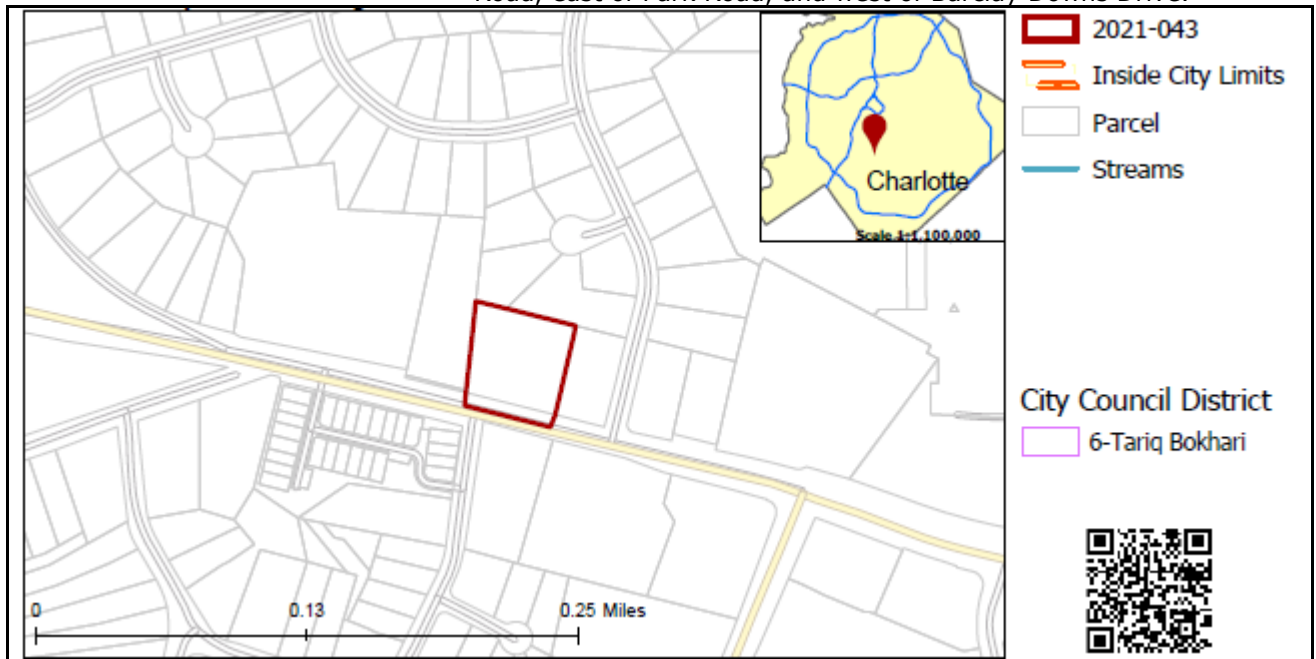


REQUEST

Current Zoning: UR-C(CD) (urban residential-commercial, conditional)
Proposed Zoning: R-3 (single family residential)

LOCATION

Approximately 1.21 acres located on the north side of Fairview Road, east of Park Road, and west of Barclay Downs Drive.



SUMMARY OF PETITION

The petition proposes to rezone to parcel in the South Park area to R-3 to allow all uses in the R-3 district.

PROPERTY OWNER

MIRSA 2 LLC

PETITIONER

Robert Allen

AGENT/REPRESENTATIVE

NA

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *South District Plan* recommendation for residential use up to 22 DUA

Rationale for Recommendation

- The proposal rezones the site to R-3 which allows single family residential up to 3 units per acre.
- Prior to the 2007 rezoning for UR-C(CD) the parcel was zoned R-3.
- Zoning to R-3 would allow development compatible with the surrounding development pattern.

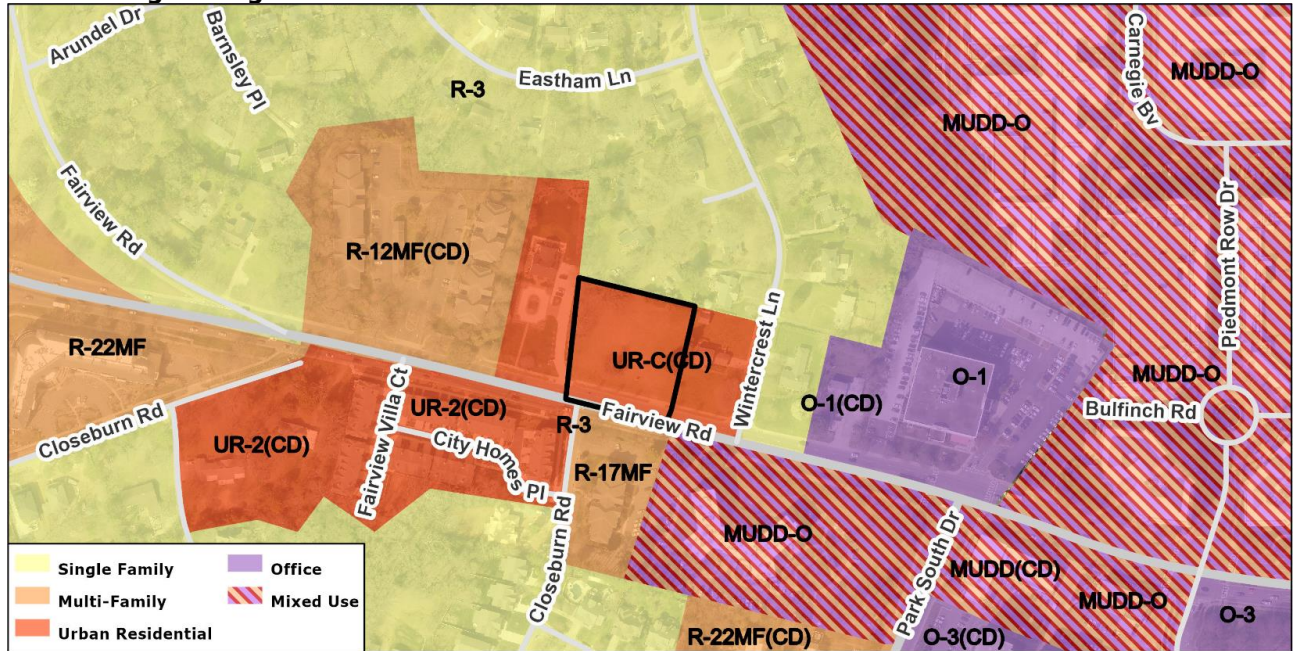
PLANNING STAFF REVIEW

• **Proposed Request Details**

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

- Allows all uses in the R-3 (single family residential) zoning district.

• **Existing Zoning and Land Use**



The parcel was rezoned in 2007 to UR-C(CD) along with several adjacent parcels as part of a development plan for multi-family that never came to fruition. Under the previously approved zoning, the subject portion of the site was slated for parking and open space.



The site (red star above) is in an area with mixture of uses with single family detached north, south and west of the site and single family attached and multi-family along Fairview Road to south and west. East of the site are office and other commercial uses closer to the core of SouthPark.



The site is vacant.



East of the site at the corner of Wintercrest and Fairview is a single family home.



North of the site along Deerfield Place are single family homes.

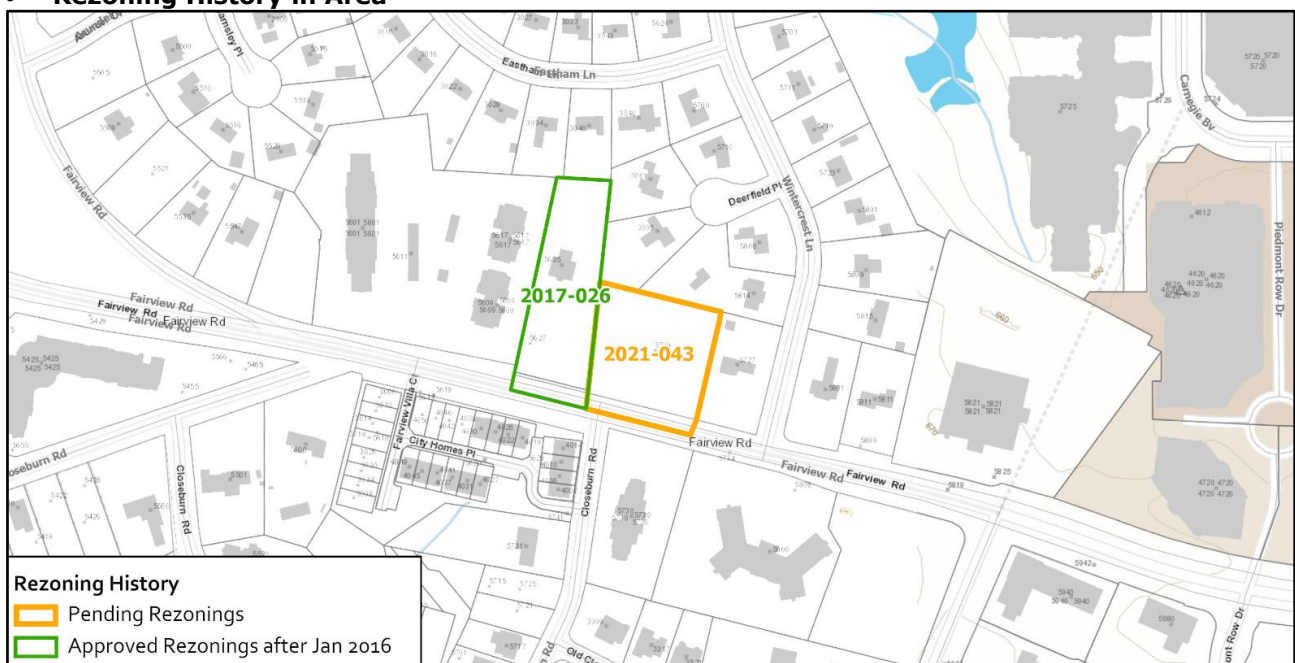


West of the site is a single family structure zoned to allow office use.



South of the site, across Fairview Road, is single family attached and multi-family residential use.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-026	1.19 acres to UR-C(CD) SPA (urban residential-commercial, conditional, site plan amendment) to allow reuse of an existing structure, formerly a single family home, and the addition of a future building in the rear for an office	Approved

• **Public Plans and Policies**



- The *South District Plan* (1993) as amended by 2007-053 recommends residential up to 22 DUA for the site.
- **TRANSPORTATION SUMMARY**
 - The site is located on a City-maintained major thoroughfare (Fairview Road). The Central Loop CIP project was recently completed in the area. Full site plan review of ordinance requirements will occur during the land development permitting process, since this is a conventional rezoning request. Chapter 19 of the City Code may apply and require the developer to provide street improvements for their frontage. Further advisory details are listed in the CDOT memo.
 - **Active Projects:**
 - There are no active projects nearby.
 - **Transportation Considerations**
 - No outstanding issues.
 - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant).

Entitlement: 0 trips per day (based on parking and open space per 2007-053).

Proposed Zoning: 30 trips per day (based on 3 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 2 students, while the development allowed under the proposed zoning may produce 2 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Selwyn Elementary at 90%

- Alexander Graham Middle at 112%
 - Myers Park High at 121%
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Fairview Rd. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Fairview Rd. No outstanding issues.
 - **City Arborist:** No comments submitted.
 - **Erosion Control:** 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.
 - **Stormwater Services Land Development Engineering:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
-

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311