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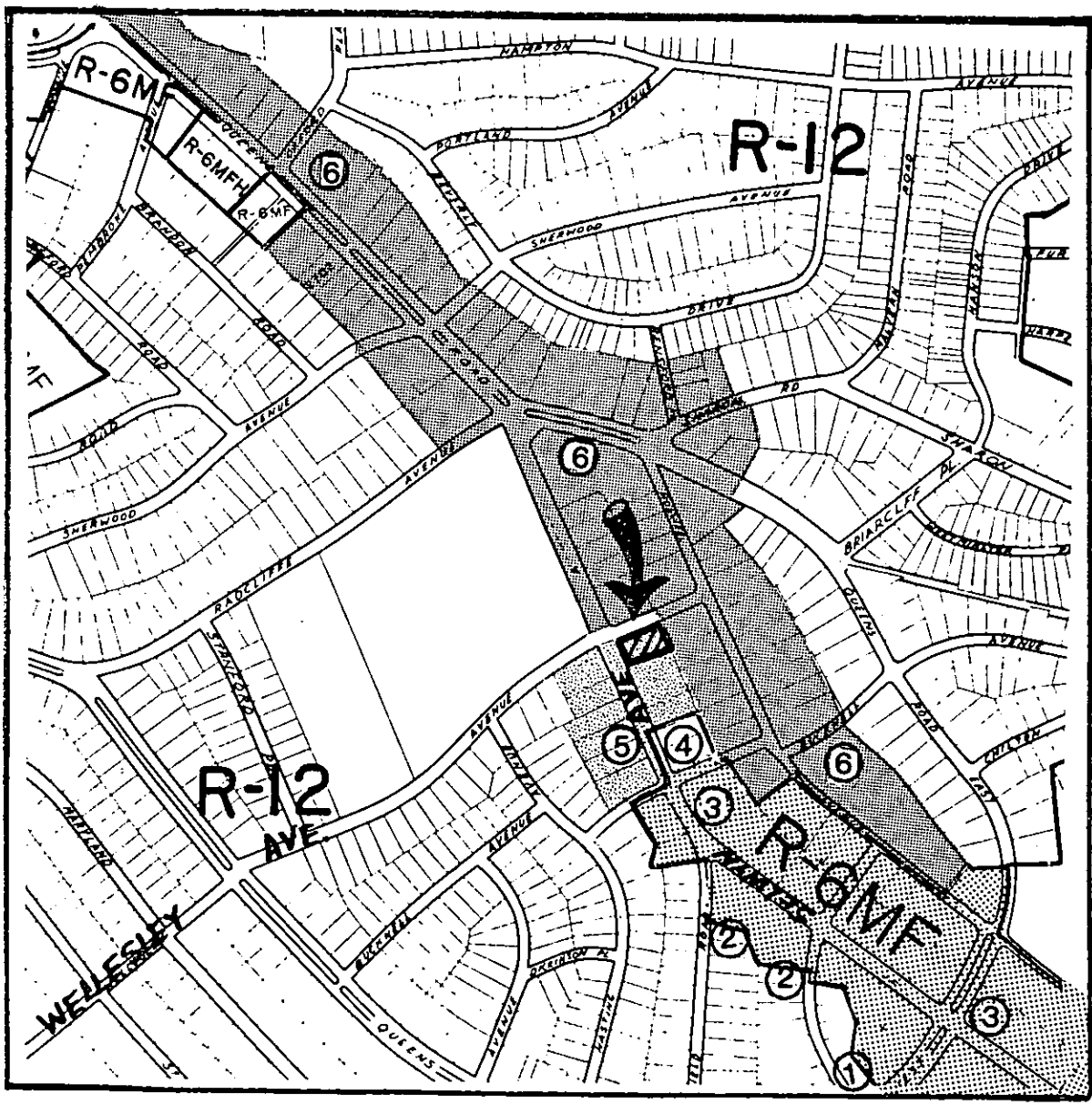
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PETITIONER James E. Scott

PETITION NO. 83-9 HEARING DATE 2-21-83

ZONING CLASSIFICATION, EXISTING R-12 REQUESTED R-12MF(CD)

LOCATION A .695 acre site at the corner of Selwyn Avenue
and Wellesley Avenue.



ZONING MAP NO. 8 125

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to _____

James E. Scott

owner(s) and successors-in-interest of the property described as tax parcel 175-014-11
and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended chapter 23 of the code of Charlotte and the official zoning map. The property now has a parallel conditional use district zoning classification of R-12MF(CD)

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and sections 23-35, 23-35.1, and 23-96 of the code, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the city council under section 23-96 of the code.

Three years from the date of approval of this parallel conditional use permit, the planning commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the city council which may recommend that action be initiated to remove the parallel conditional use district in accordance with section 23-96.

PLANNING STAFF ANALYSIS

Rezoning Petition No. 83-9

Petitioner: James E. Scott

Location: A .695 acre site at the corner of Selwyn Avenue and Wellesley Avenue.

Request: Change from R-12 to R-12MF(CD). R-12 = single family residential. R-12MF(CD) = multi-family residential with a conditional plan. Petitioner seeks approval to construct a triplex on a corner lot.

ISSUES:

1. Overall Objectives. Would the approval of this request be compatible with overall land use, zoning and neighborhood objectives?
2. Infill Housing. Is this proposal consistent with policies regarding infill housing?
3. Site Plan. Does the site plan submitted with this request offer a plan that is sensitive to surrounding properties?

BACKGROUND:

1. Existing Zoning. The subject property is presently zoned R-12. The R-12 district surrounds the site and is the predominate zoning classification in the immediate area. The only exception to this is an area just south of the site along Selwyn Avenue zoned R-6MF.
2. Existing Land Use. The site is vacant. Across Wellesley Avenue from the site is a parking lot and across Selwyn Avenue is a dominatory. Both of these are associated with Queens College, which is located diagonally across the street from the site. The dominant land use pattern reflects single family detached houses, but some multi-family is nearby. Myers Park Baptist Church and the Mecklenburg Presbytery are located at the Queens Road/Selwyn Avenue intersection.
3. Site Plan. The site plan submitted with this request indicates that a triplex would be constructed on the site. One driveway from Wellesley will be provided and seven parking spaces.

GENERAL FINDINGS:

1. Comprehensive Plan 1995. The Plan Map generally indicates residential development (0-6 dwelling units per acre) in the area of the petitioner's property.

DETAILED FINDINGS:

1. The subject property is currently zoned R-12. The petitioner seeks R-12MF(CD) in order to construct a triplex on a corner lot.
2. A duplex is currently a permitted use in the R-12 district because the lot is on a corner. Therefore the request seeks to add only one additional unit beyond what is now permitted.
3. The petitioner has submitted a conditional plan for the site which provides for a controlled development scheme for the site.
4. This proposal is consistent with housing objectives to develop infill lots.
5. The site plan is sensitive to existing, nearby structures. A triplex in this situation is compatible with overall neighborhood objectives and its development should be encouraged.