Project Summary

Location: 608 Lakenheath Lane

Owner(s): William Edward and Lisa J Browning

Current Zoning: R-20

Proposed Zoning: R-15

Existing Use: Vacant Land

Proposed Use: Single Family Home

Community Meeting: Not Required

Summary of Request

The applicant proposes to rezone an R-20 lot to R-15 for the purpose of constructing a new single family home.

Staff Recommendation

The rezoning request is not typical due to the fact that no conditions are proposed. As such, Planning Staff has few comments on the matter. Staff is supportive of the request due to the fact that the majority of parcels along Lakenheath Lane are zoned R-15.
Planning Staff Review

Background And History

The property is located on the cul de sac at the end of Lakenheath and is one of the last remaining undeveloped lots on the street.

Details of the Site Plan

Under traditional district zoning (without having any conditions attached to it), the Town is not allowed by State Statute to consider any site plan or written conditions. With no conditions proposed for the site, a survey of the vacant property is the only site information received. The change from R-20 to R-15 creates a 10’ reduction to the minimum lot width, a 10’ reduction to the front setback, a 2’ reduction to side yards and a 5’ reduction to the rear yard.

<table>
<thead>
<tr>
<th>155.604.1</th>
<th>TABLE OF DIMENSIONAL STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Traditional Zoning Districts</strong></td>
<td><strong>R-20</strong></td>
</tr>
<tr>
<td>Minimum lot area (sq ft)</td>
<td>20,000</td>
</tr>
<tr>
<td>Minimum overall development area (sq ft or ac)</td>
<td>NA</td>
</tr>
<tr>
<td>Maximum overall development area (sq ft or ac)</td>
<td>NA</td>
</tr>
<tr>
<td>Area for each additional dwelling unit (sq ft)</td>
<td>NA</td>
</tr>
<tr>
<td>Minimum lot width (ft)</td>
<td>90</td>
</tr>
<tr>
<td>Minimum width when a corner lot (ft)</td>
<td>90</td>
</tr>
<tr>
<td>Minimum front setback (ft)</td>
<td>50</td>
</tr>
<tr>
<td>Maximum build-to line (ft)</td>
<td>NA</td>
</tr>
<tr>
<td>Minimum side yard, interior (ft)</td>
<td>12</td>
</tr>
<tr>
<td>Minimum corner side yard (streetside) (ft)</td>
<td>12</td>
</tr>
<tr>
<td>Minimum rear yard (ft)</td>
<td>60</td>
</tr>
<tr>
<td>Maximum building height (ft)</td>
<td>35</td>
</tr>
</tbody>
</table>
Planning Staff Review

Outstanding Issues/Planning Staff Comments

No outstanding issues or concerns
Consistency with Adopted Plans and Policies and Town Vision Statements
The R-15 district is appropriate for this location. The surrounding area is composed entirely of single family zoned lots with most lots along the street zoned R-15

Reports from Town Departments and County Agencies

Matthews Police
No Comment

Matthews Fire
No Comment

Public Works
No Comment

Matthews Parks and Recreation
No Comment

Charlotte Mecklenburg Schools
Not applicable

PCO Concept Plan Approval Required?
No
Impact Analysis

No impact analysis was performed due to the nature of this rezoning.
Pre Public Hearing Staff Analysis

Area Zoning Map

Subject Parcel
Area in blue represents approximate location of required yards and setbacks for the current R-20 zoning

Area in green shows the 10’ different in front setback, 2’ difference in sideyards and 5’ difference in the rear yard