

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.

155.604.1 TABLE OF DIMENSIONAL STANDARDS							
	RESIDENTIAL TRADITIONAL ZONING DISTRICTS						
	R-20	R-15	R-12	R-9	R-MH	R-15MF	R-12MF
Minimum lot area (sq ft)	20,000	15,000	12,000	9,000	10,000	15,000	12,000
Minimum overall development area (sq ft or ac)	NA	NA	NA	NA	NA	15,000	12,000
Maximum overall development area (sq ft or ac)	NA	NA	NA	NA	NA	NA	NA
Area for each additional dwelling unit (sq ft)	NA	NA	NA	NA	NA	3,500	3,000
Minimum lot width (ft)	90	80	70	60	70	90	80
Minimum width when a corner lot (ft)	90	80	70	60	70	90	80
Minimum front setback (ft)	50	40	35	30	25	40	35
Maximum build-to line (ft)	NA	NA	NA	NA	NA	NA	NA
Minimum side yard, interior (ft)	12	10	10	8 & 6	8	10	10
Minimum corner side yard (streetside) (ft)	12	10	10	10	10	10	10
Minimum rear yard (ft)	60	55	50	45	30	55	50
Maximum building height (ft)	35	35	35	35	35	35	35/45 ⁽¹⁰⁾

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

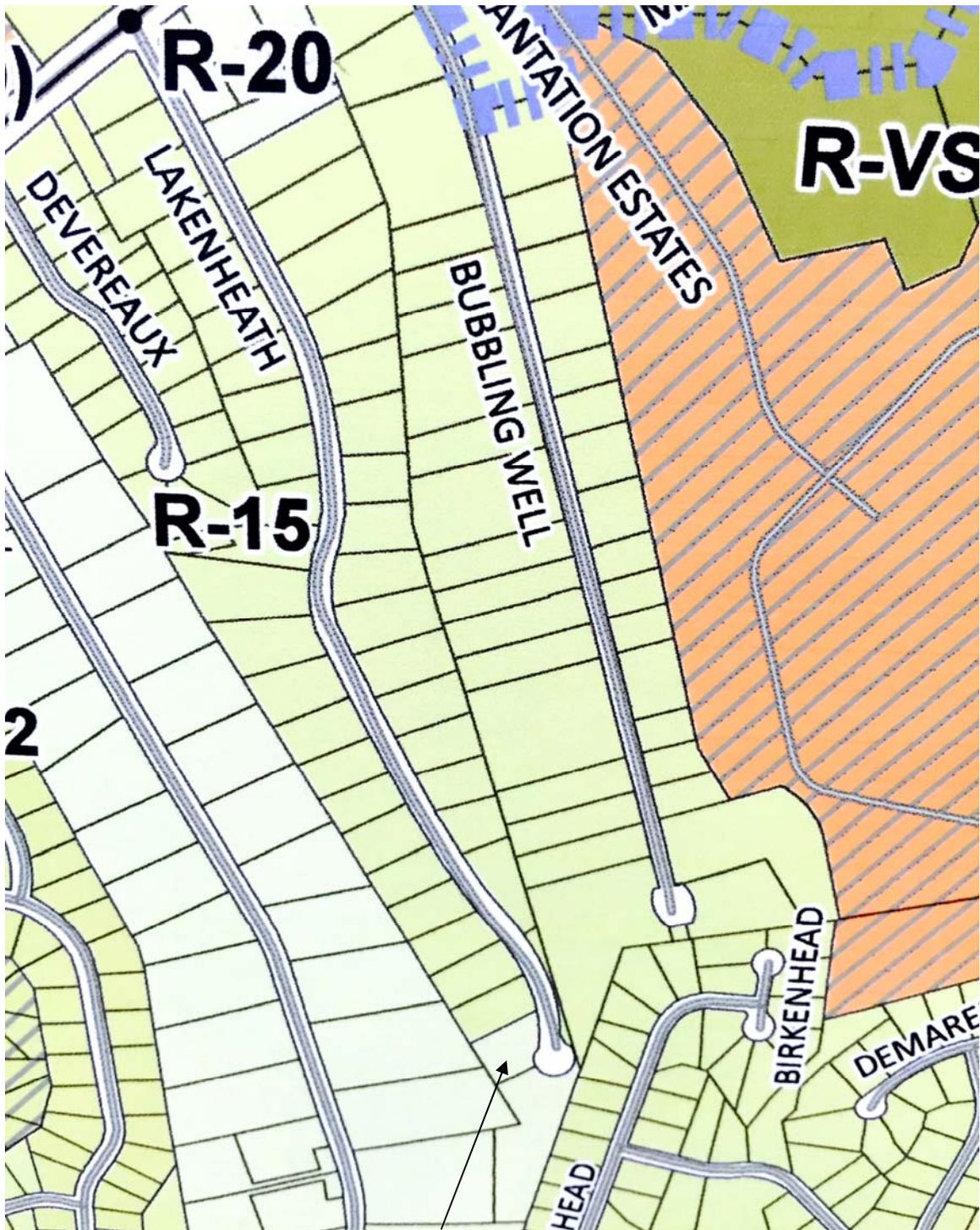
PCO Concept Plan Approval Required?

No

Impact Analysis

No impact analysis was performed due to the nature of this rezoning.

Area Zoning Map



Subject Parcel

