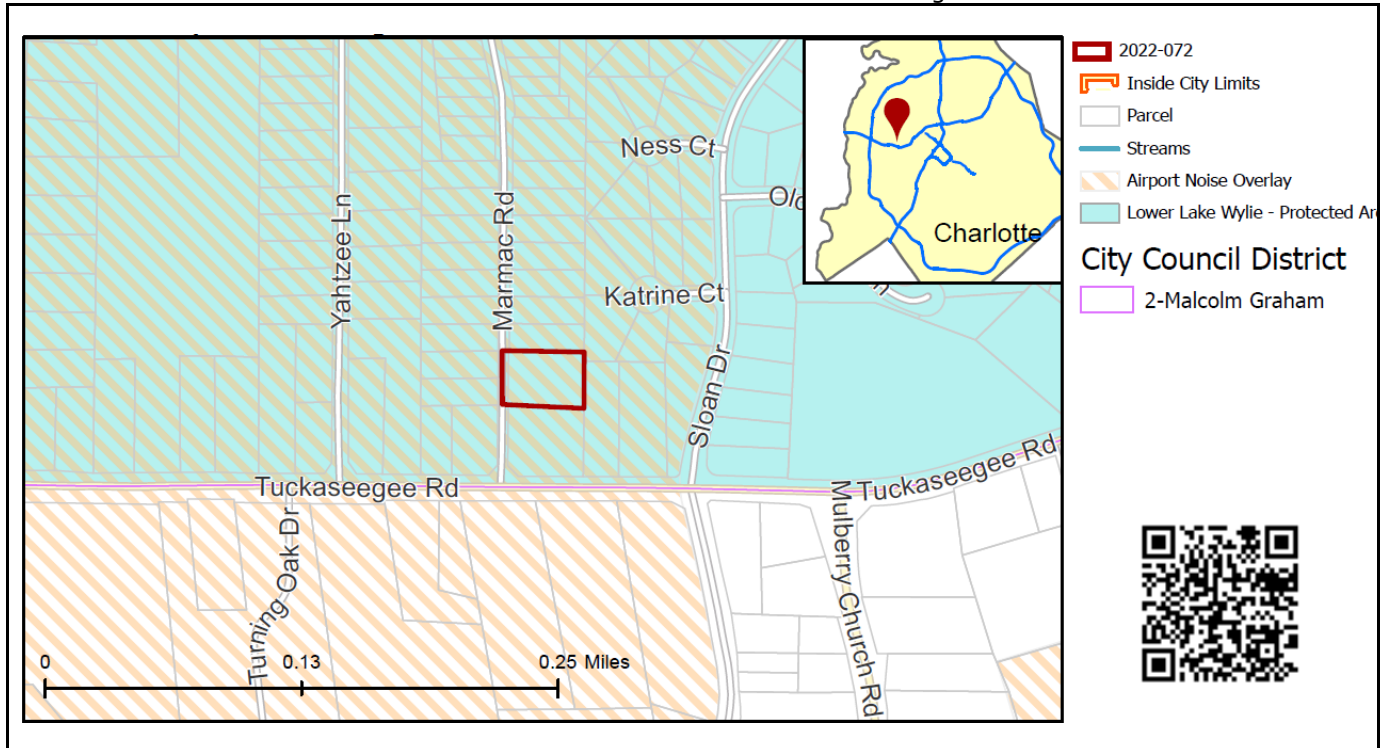


REQUEST

Current Zoning: R-3 AIR LLWPA (single family residential, Airport Noise Overlay, Lower Lake Wylie Protected Area)
Proposed Zoning: R-4 AIR LLWPA (single family residential, Airport Noise Overlay)

LOCATION

Approximately 0.62 acres located on the east side of Marmac Road, just north of the intersection with Tuckaseegee Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the R-4 district on a property currently occupied by one single family dwelling.

PROPERTY OWNER

Hector Guadarrama

PETITIONER

Hector Guadarrama

AGENT/REPRESENTATIVE

Hector Guadarrama

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 place type for this site.

Rationale for Recommendation

- The proposed residential use is consistent with the *2040 Policy Map* as well as all surrounding land uses.
- The petition would maintain the existing residential character of Marmac Road.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods

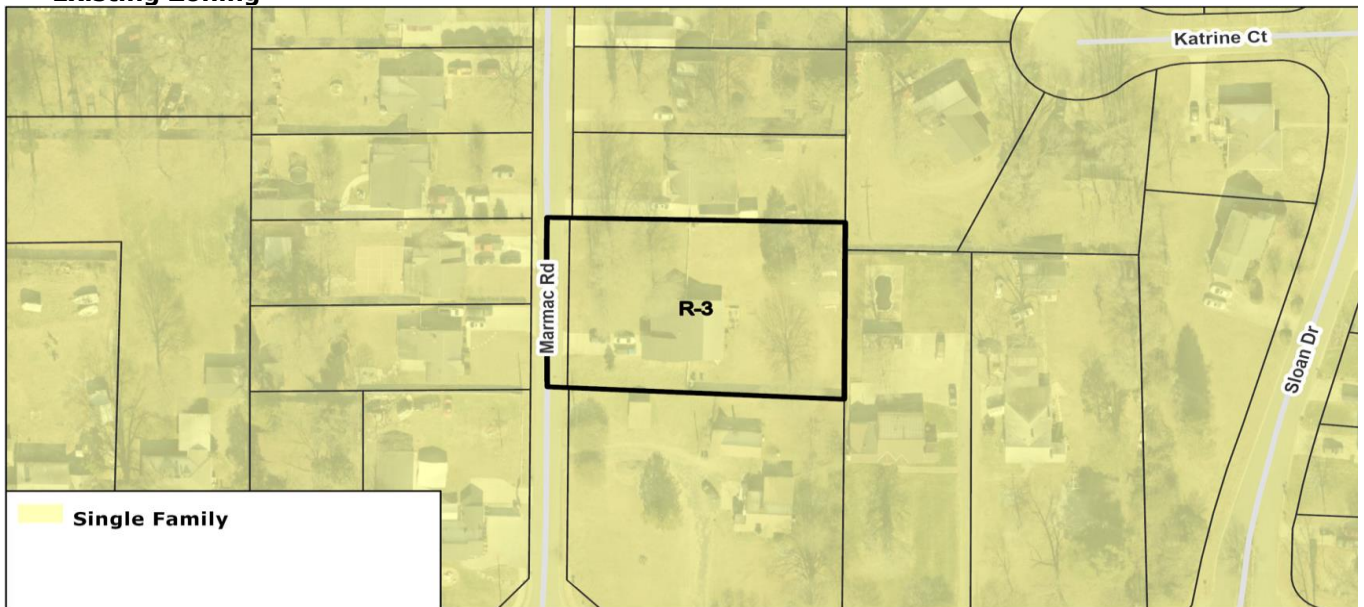
- 2: Neighborhood Diversity & Inclusion
- 9: Retain Our Identity & Charm

PLANNING STAFF REVIEW

• **Proposed Request Details**

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

• **Existing Zoning**



- The site and all surrounding properties are zoned for single family residential.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential)	N1-A (neighborhood one)	Neighborhood 1



The site, marked by a red star, is developed with one single family home and is surrounded by single family residential uses.

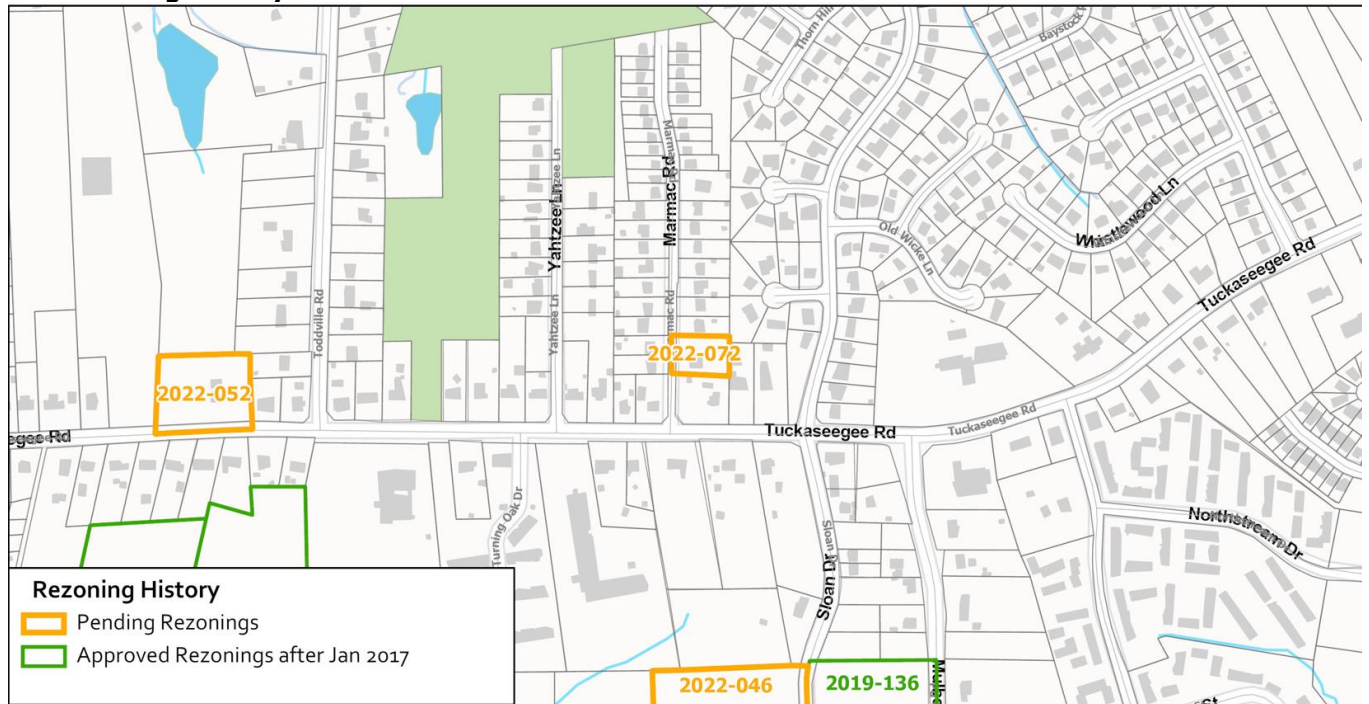


Streetview of the site, with blue vehicle in driveway, as seen from Marmac Road.



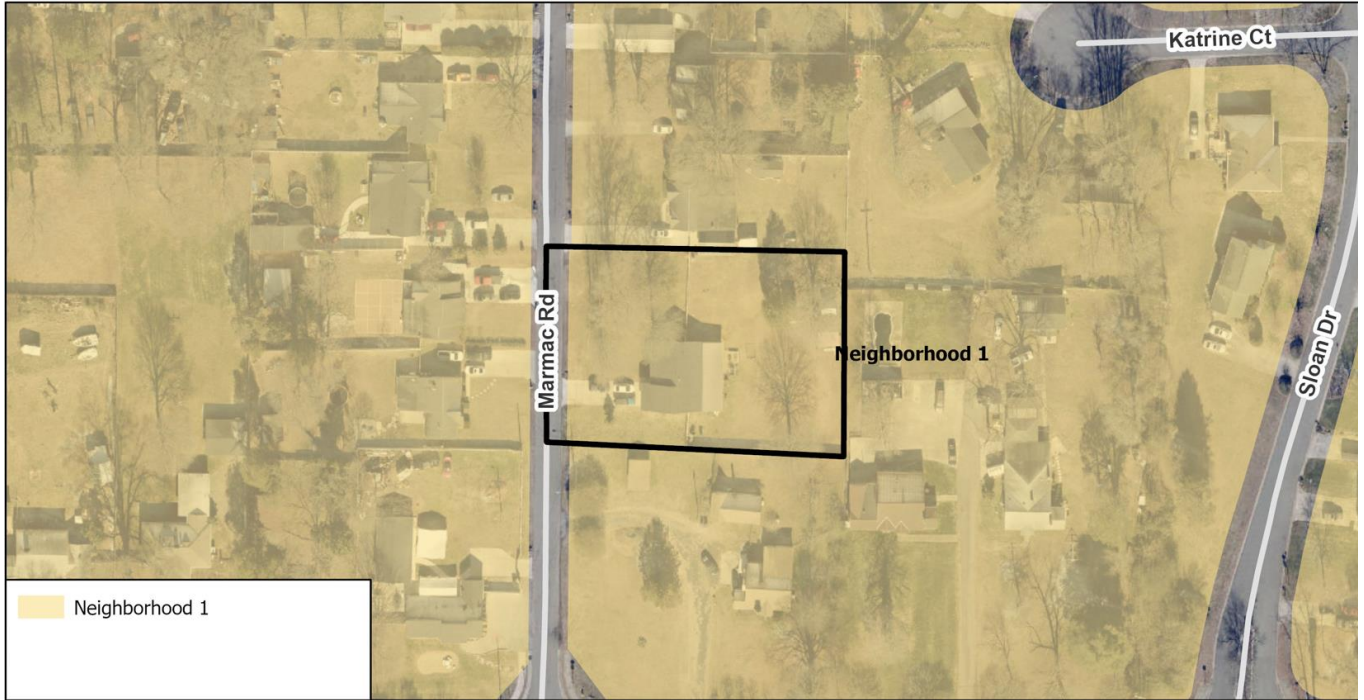
Streetview of Marmac Road with the site visible on right with blue vehicle in driveway.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-052	Request to rezone to R-17MF(CD) to allow up to 29 single family attached dwellings.	Pending
2022-046	Request to allow all uses permitted in the B-2 district.	Pending
2019-136	Request to amend a previously approved site plan to allow for the construction of a hotel.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 place type for this site and surrounding area.

• **TRANSPORTATION SUMMARY**

- The petition is located on the east side of Marmac Road, a City-maintained local street north of Tuckaseegee Road, a City-maintained minor throughfare. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network. Further details are listed below.
- **Active Projects:**
- Tuckaseegee Road Sidewalk
 - Fill in gaps in the existing sidewalk system along both sides of Tuckaseegee Road from Little Rock Road to Westerwood Drive, and along the north side of Tuckaseegee Road from Mulberry Church Road to Mulberry Pond Drive.
 - Currently in the real estate phase and is scheduled to be complete April 2024

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one single family dwelling).

Entitlement: 10 trips per day (based on one single family dwelling).

Proposed Zoning: 20 trips per day (based on one single family dwelling).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate one student, while development allowed with the proposed zoning may produce two students

- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Tuckaseegee Elementary at 101%
 - Whitewater Middle at 87%
 - West Mecklenburg High at 78%.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Marmac Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Marmac Rd. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908