

REQUEST

Current Zoning: R-3 LWPA (Single Family Residential, Lake Wylie Protected Area).
Proposed Zoning: R-6 LWPA (Single Family Residential, Lake Wylie Protected Area).

LOCATION

Approximately 10.18 acres located along the north side of Hart Road, east of Susanna Drive, and west of Rozzelles Ferry Road.



SUMMARY OF PETITION

The petition proposes uses that are both permitted by right or under prescribed conditions in the R-6 (Single Family Residential) zoning district.

PROPERTY OWNER

Carolina Holdings Three LLC

PETITIONER

Carolina Holdings Three LLC

AGENT/REPRESENTATIVE

Russell Fergusson

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 Neighborhood 1 place type.

Rationale for Recommendation

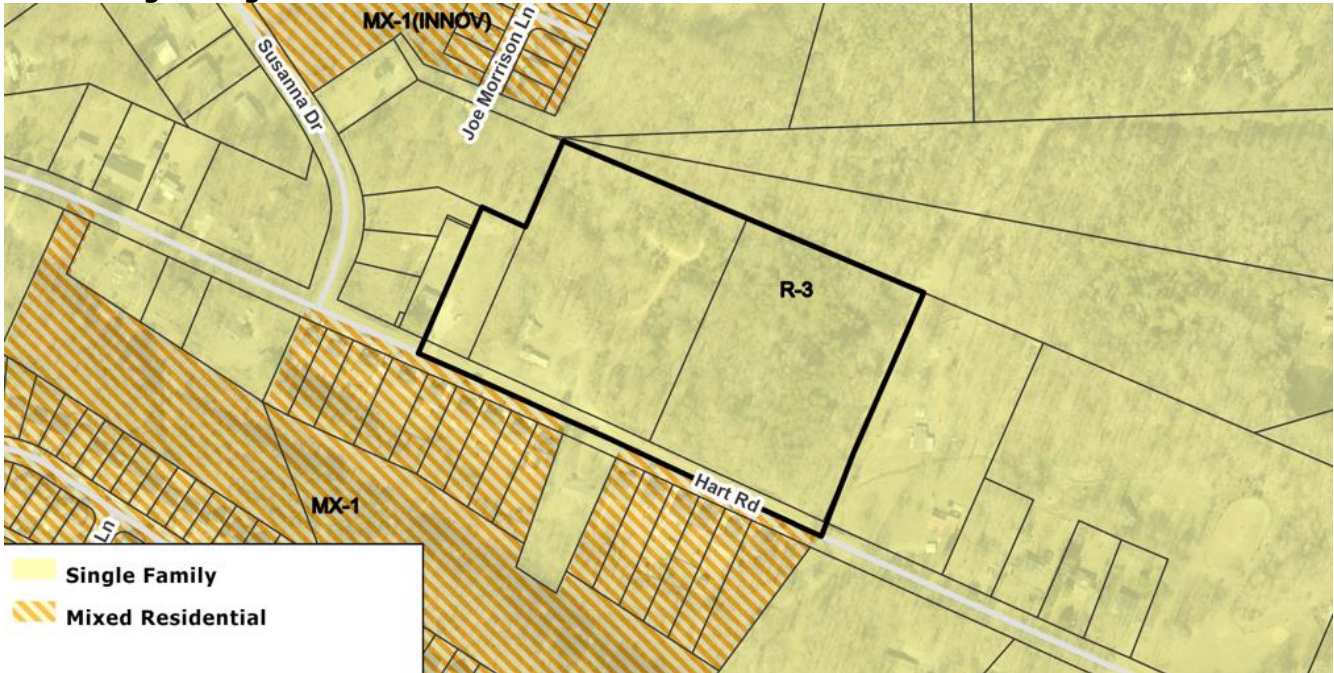
- The petition’s proposal for the R-6 zoning district, which translates to N1-D, is consistent with Neighborhood 1 Place Type and would help facilitate the goal of providing areas for neighborhoods with a variety of housing types, where single family housing is the primary use.
- The Neighborhood 1 Place Type may consist of smaller lot single family detached and attached dwellings. Additionally, this place type can allow for parks, religious institutions and neighborhood scaled schools.

- The character of this place type would align with the overall character design of the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 9: Retain Our Identity & Charm

Proposed Request Details

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

Existing Zoning



- The site is currently vacant with no structures built on site. There are single family residences along Hart road and Susanna drive which surround the site.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3	N1-A	Neighborhood Center



The site is denoted with a red star above. The site is currently vacant and is surrounded by other single family residential dwellings, indicating an established neighborhood area. About .5 miles to the northeast of the site are some small businesses such as restaurants, dentist, and daycare with Charlotte Mecklenburg Library within this .5 mile radius.



The site is currently vacant.



North of the site is a large vacant lot/heavily wooded and undeveloped area.



East of the site are residential units generously spaced out between each other.

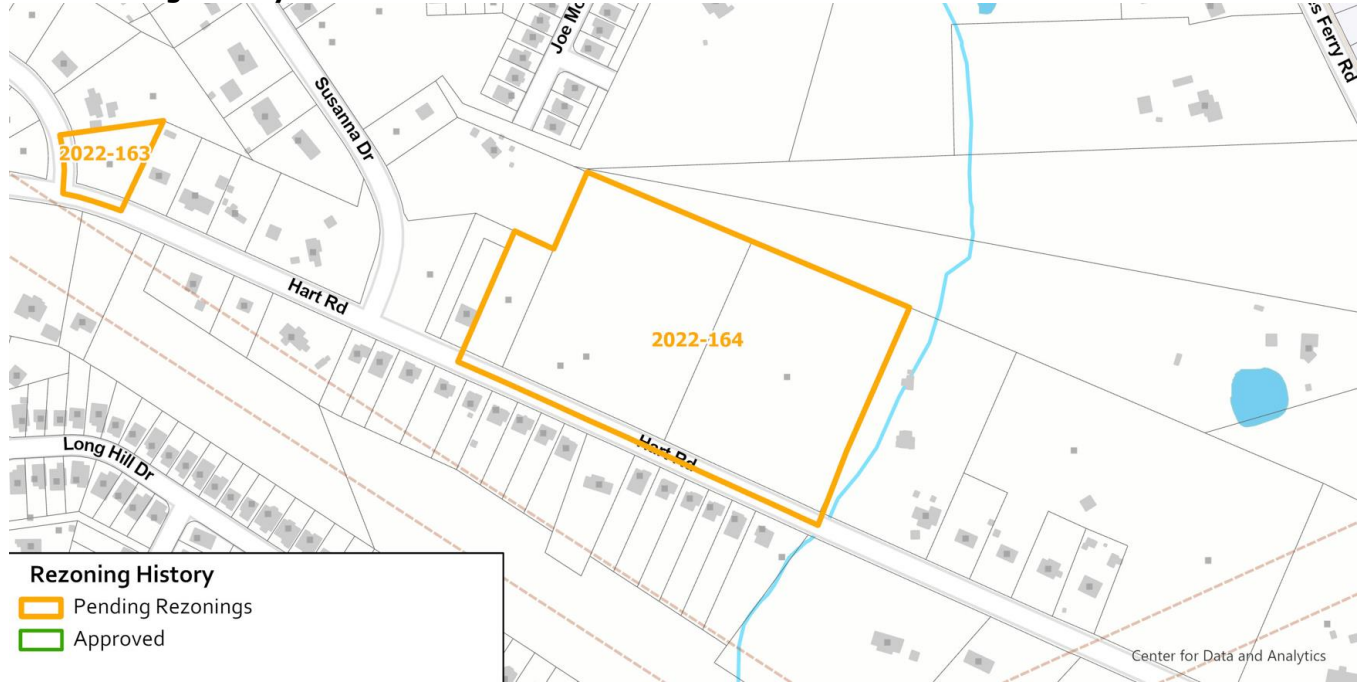


South of the rezoning site are single family homes.



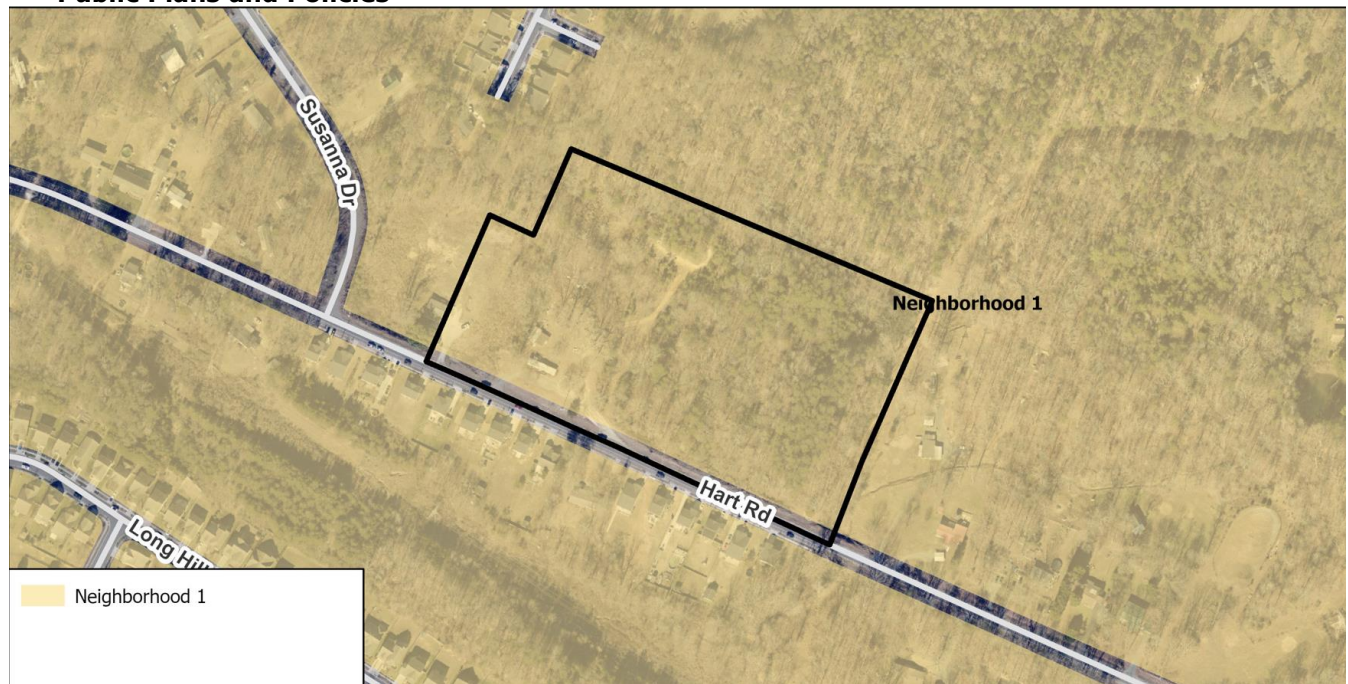
West of the rezoning site are residential homes generally spaced out between each other.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
No Recent Rezoning		

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1 place type.

- **TRANSPORTATION SUMMARY**

- The site is on the north side of Hart Road, a State-maintained minor collector east of Susanna Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the conventional rezoning. 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.
- **Active Projects:**
 - Hartwood Subdivision
 - 14 Lot single family subdivision located at 2413 Hart Road
 - Project in progress
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on a vacant lot).
 - Entitlement: 10 trips per day (based on 30 dwelling units).
 - Proposed Zoning: 440 per day (based on 61 dwelling units).

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:** No comments submitted.
- **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 17 students, while development allowed with the proposed zoning may produce 35 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 18
 - Choose an item.
 - Mountain Island Lake Academy Elementary from 134% to 137%
 - Mountain Island Lake Academy Middle from 134% to 137%
 - Hopewell High from 99% to 100%.
- **Charlotte Water:** No comments submitted.
- **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:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163