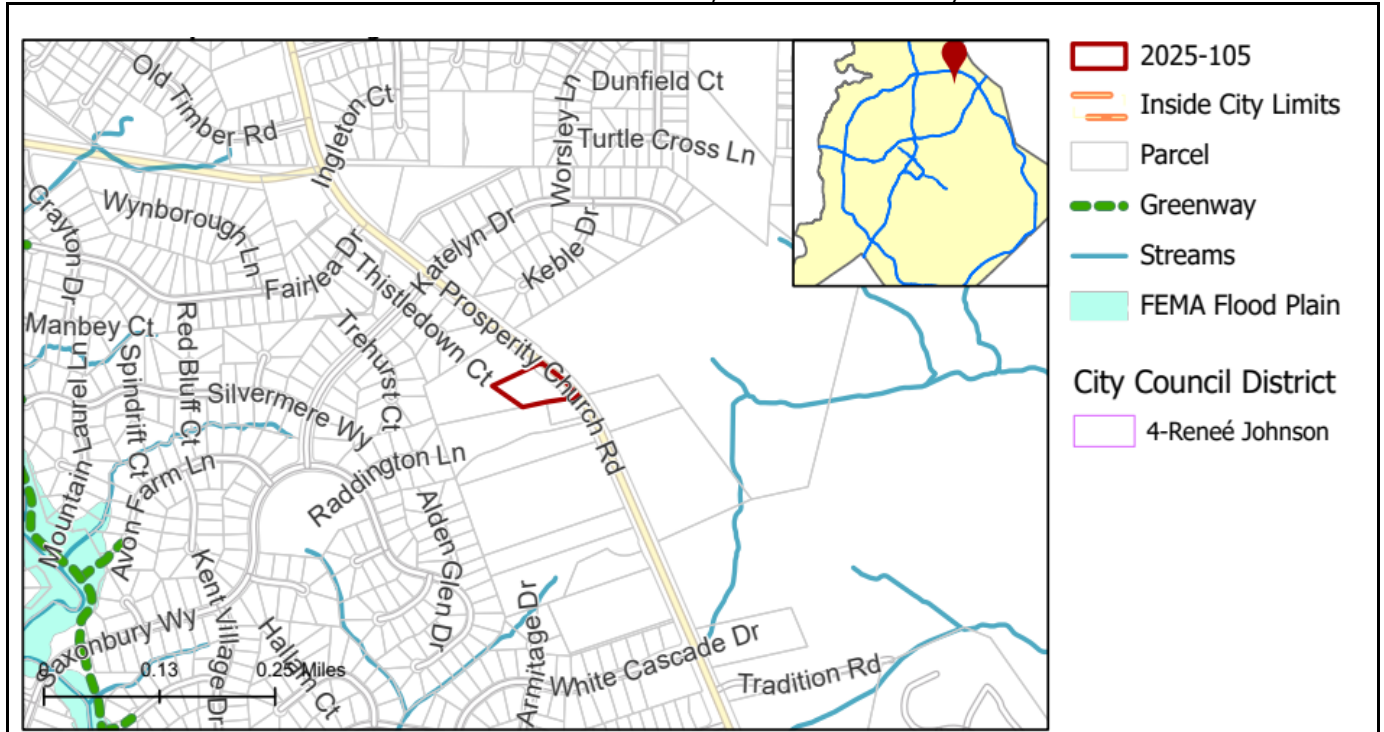


REQUEST

Current Zoning: R-8MF(CD) (Multi-Family Residential, Conditional)
Proposed Zoning: N1-A (Neighborhood 1-A)

LOCATION

Approximately 1.18 acres located east of Prosperity Church Road, north of White Cascade Drive, and south of Katelyn Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-A zoning district.

PROPERTY OWNER

Zealous Empowering Nurturer

PETITIONER

Zealous Empowering Nurturer

AGENT/REPRESENTATIVE

Lisa Thompson, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

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.

Rationale for Recommendation

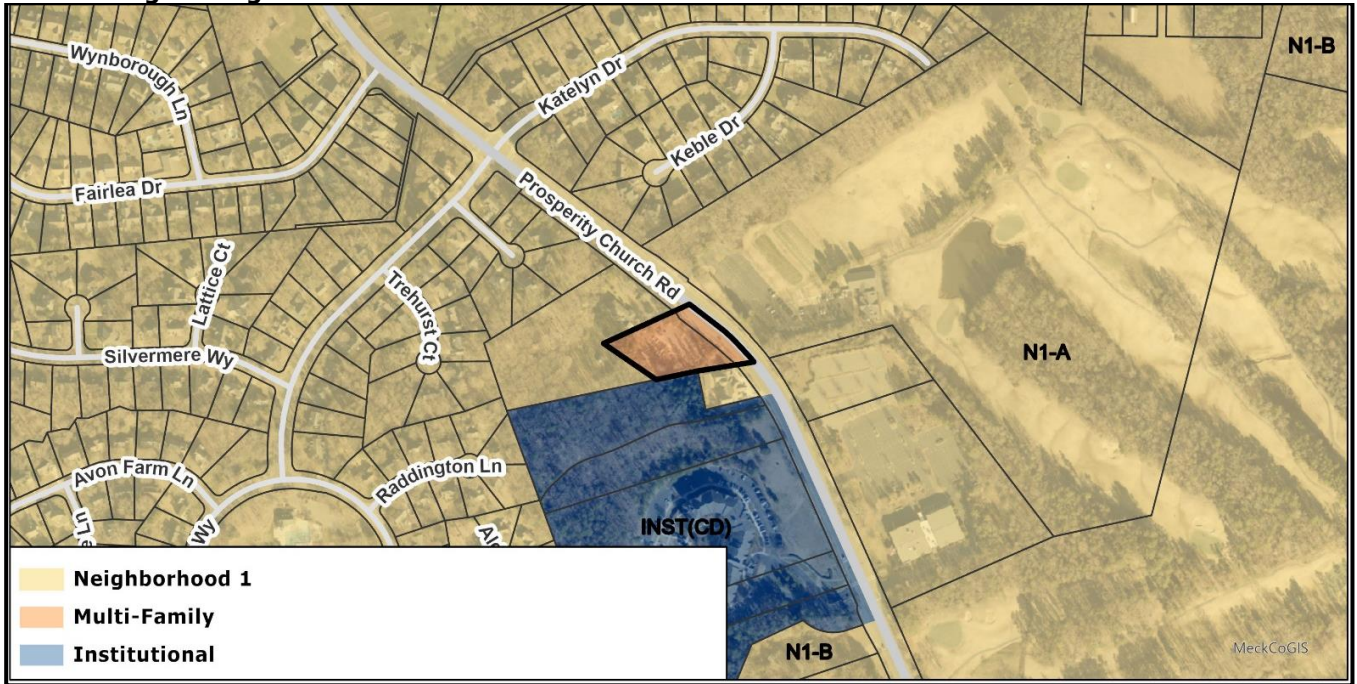
- The site is designated as a Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N1-A is consistent with the *Policy Map* recommendation.
- The site is presently zoned R-8MF(CD), a multi-family legacy zoning district that was conditionally rezoned in the 1990's (RZP 1994-059) to allow only a daycare use. The proposed zoning is N1-A, which represents a lower-intensity, single family zoning district consistent with the surrounding neighborhood.

- Single family detached homes are the primary use in this zoning district. Duplexes, triplexes, civic uses, and recreation and agricultural uses may also be found in this zoning district.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

PLANNING STAFF REVIEW

- **Background**
 - The site was conditionally rezoned by petition 1994-059 to allow only a daycare use.
- **Proposed Request Details**

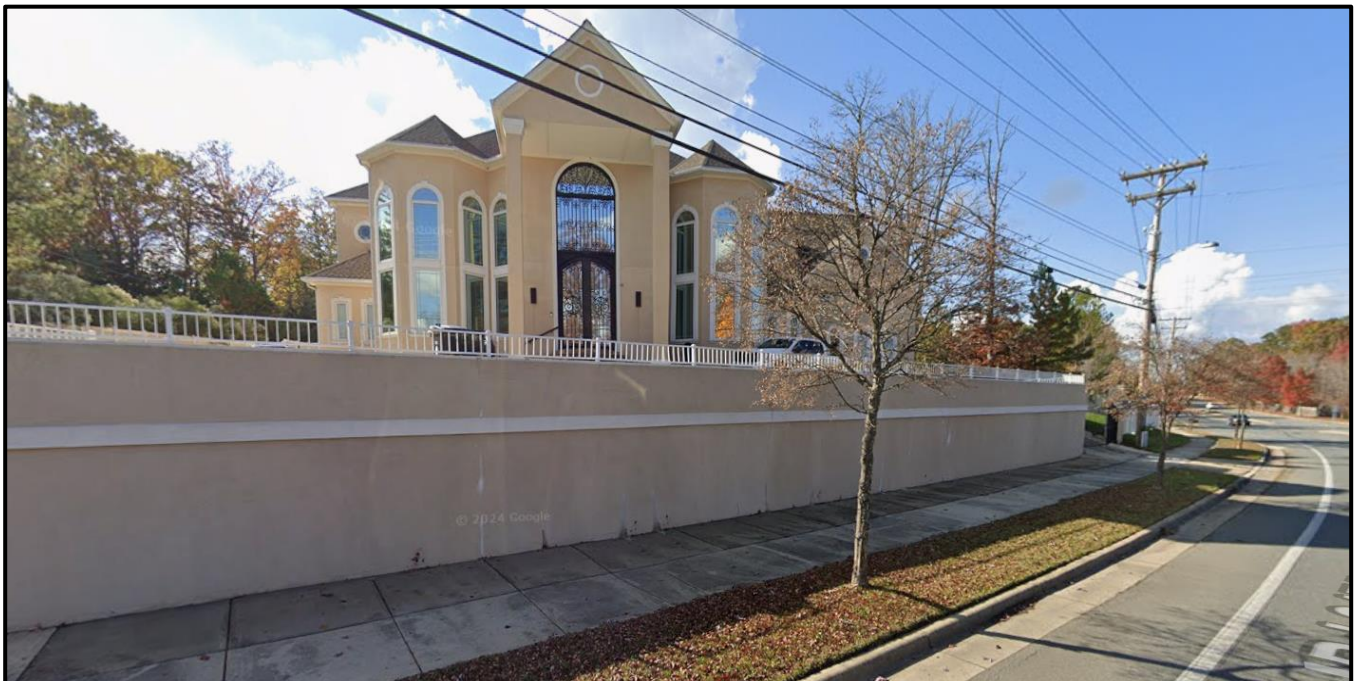
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning**



- The site is currently zoned R-8MF(CD) (Multi-family Residential, Conditional). The surrounding zoning districts includes Neighborhood 1-A, Neighborhood 1-B, and Institutional, Conditional.



The site (denoted by red star) is located east of Prosperity Church Road, north of White Cascade Drive, and south of Katelyn Drive.



The property to the south along Prosperity Church road is developed with a single family home.



The property to the east across Prosperity Church Road is developed with a golf course.

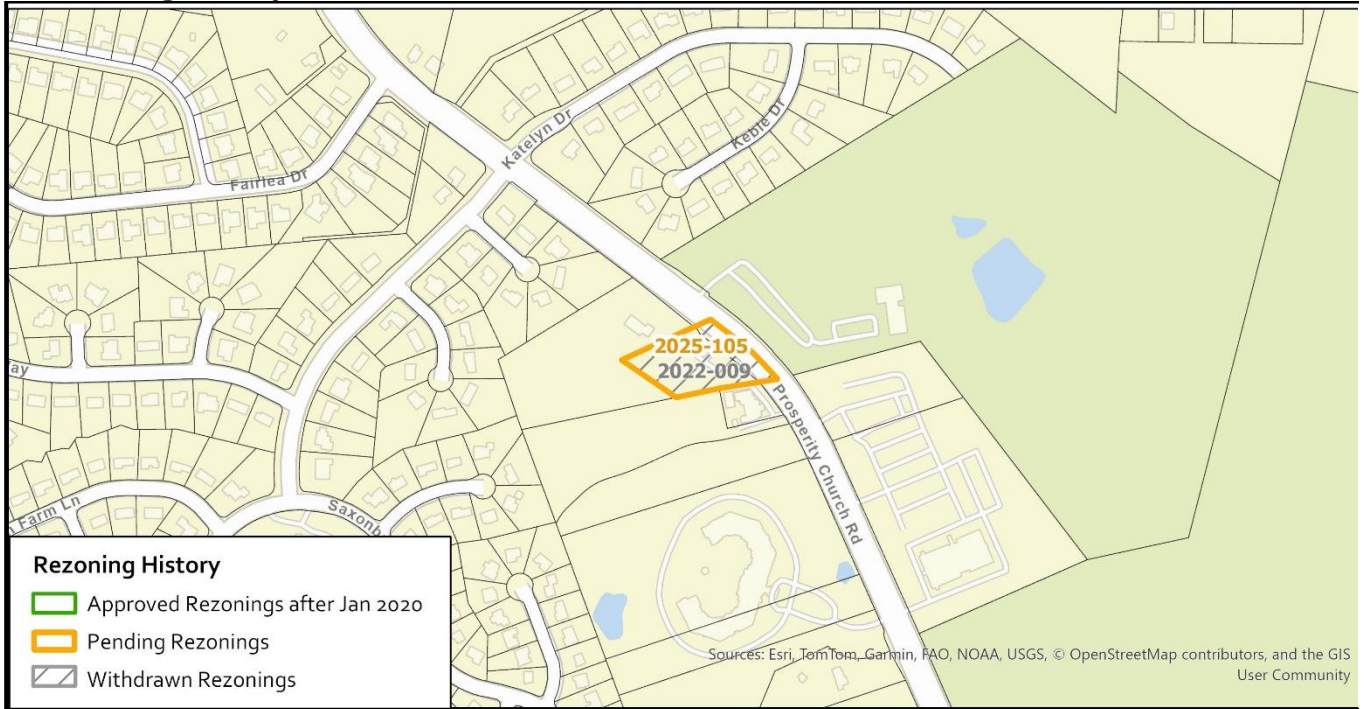


The adjacent property to the north along Prosperity Church Road is developed with a single family home.



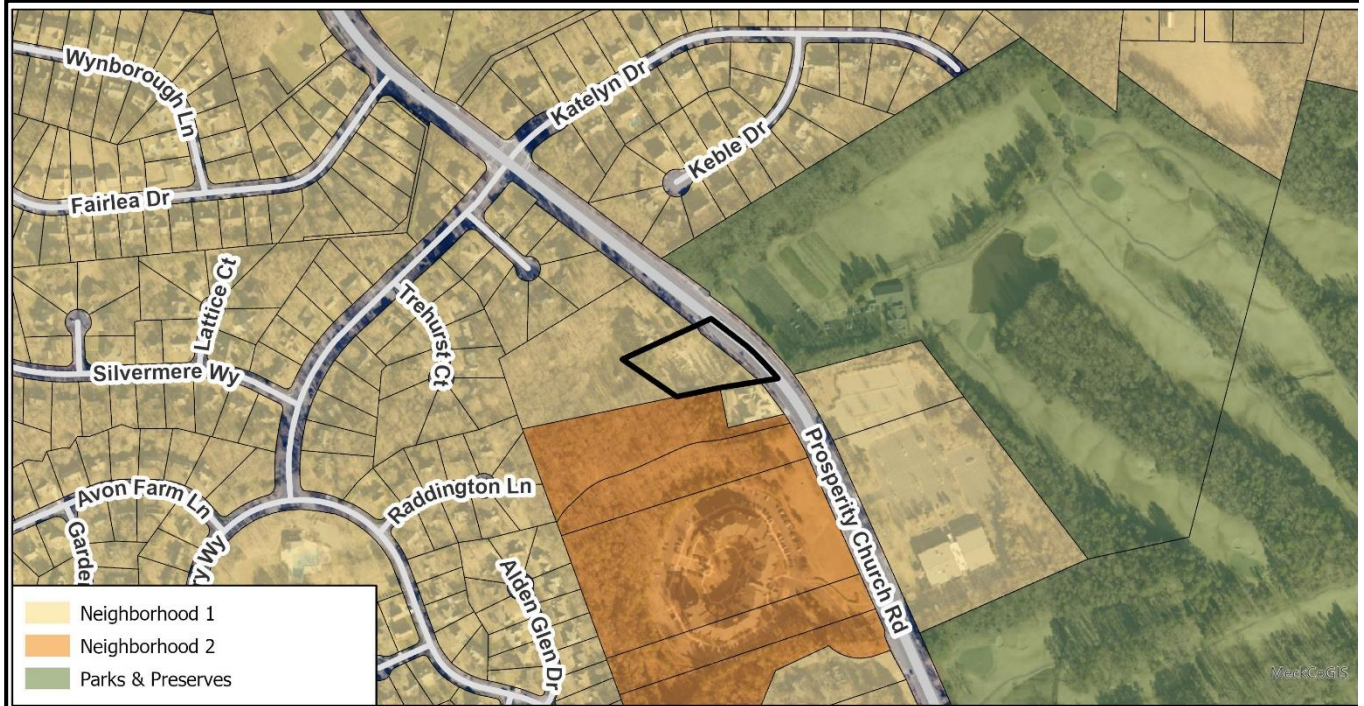
The property to the west along Raddington Lane is developed with a single family home.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-009	Proposed to rezone 1.80 acres from R-8MF(CD) (Multi-family Residential, Conditional) to NS (Neighborhood Services).	Withdrawn

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place type for this site.

- **TRANSPORTATION SUMMARY**

- The site is adjacent to Prosperity Church Road, a State-maintained major arterial, south of Katelyn Drive, a City-maintained major collector. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- No active project near the site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 578 trips per day (based on childcare center).

Proposed Zoning: 30 trips per day (based on 3 single family dwellings)).

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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students.
 - Current utilization:
 - Croft Community Elementary at 75%.
 - Ridge Road Middle at 88%.
 - Mallard Creek High at 108%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Prosperity Church Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Prosperity Church Road. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **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: Michael Russell (704) 353-0225