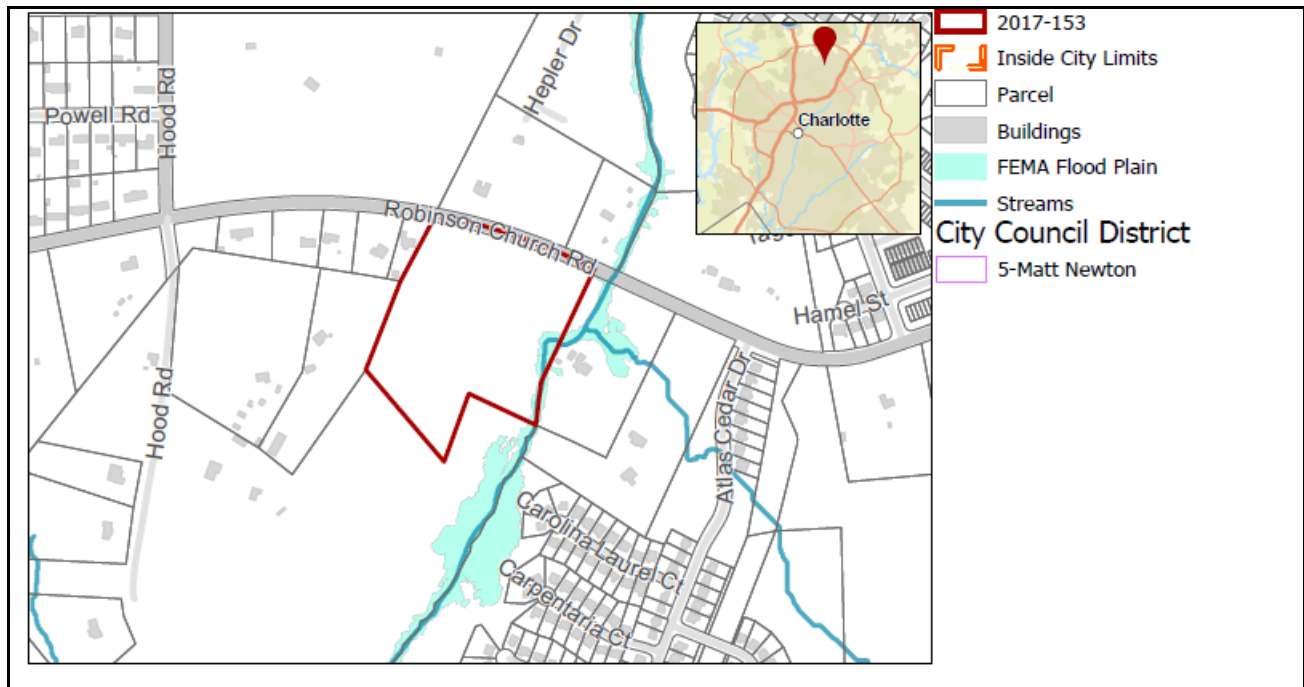


REQUEST

Current Zoning: R-3 (single family residential)
 Proposed Zoning: R-6 (single family residential)

LOCATION

Approximately 13.99 acres located on the south side of Robinson Church Road east of Hood Road.
 (Council District 5 - Newton)



SUMMARY OF PETITION

The petition proposes to allow development of a vacant site with any use permitted in the R-6 (single family residential) district.

PROPERTY OWNER

The Mulvaney Group, Ltd.

PETITIONER

JDSI, LLC by Judson Stringfellow

AGENT/REPRESENTATIVE

Judson Stringfellow

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is inconsistent with the adopted area plan. However, the uses permitted in the proposed zoning district are more compatible with the surrounding single family zoning districts and uses in the area than the multi-family dwellings recommended per the adopted area plan.

Rationale for Recommendation

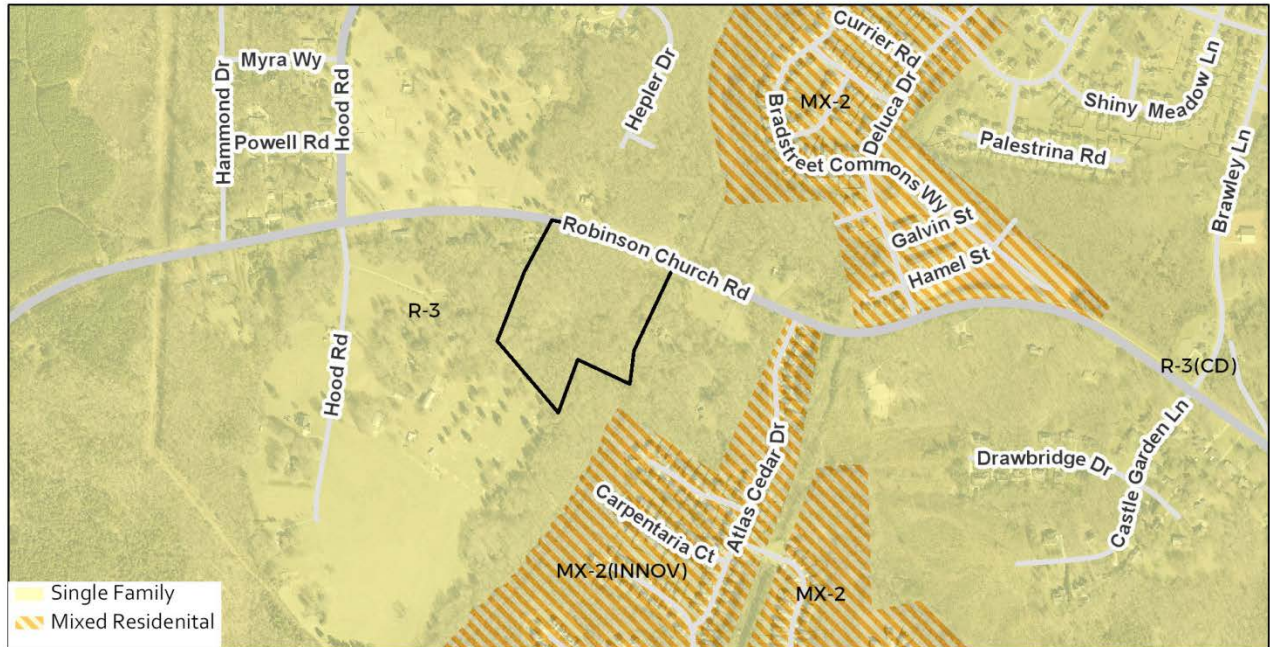
- The surrounding area is developed with single family detached and attached dwelling units recommended for residential uses ranging in densities from four dwelling units per acre up to eight dwelling units per acre, and multi-family uses.
- The proposed R-6 (single family residential) zoning district is consistent with the surrounding single family zoning districts in the area, which include R-3 (single family residential) and MX-2 (mixed use) zoning districts.
- The proposed zoning will help to maintain the low to moderate density residential character of the area.

PLANNING STAFF REVIEW

- **Proposed Request Details**

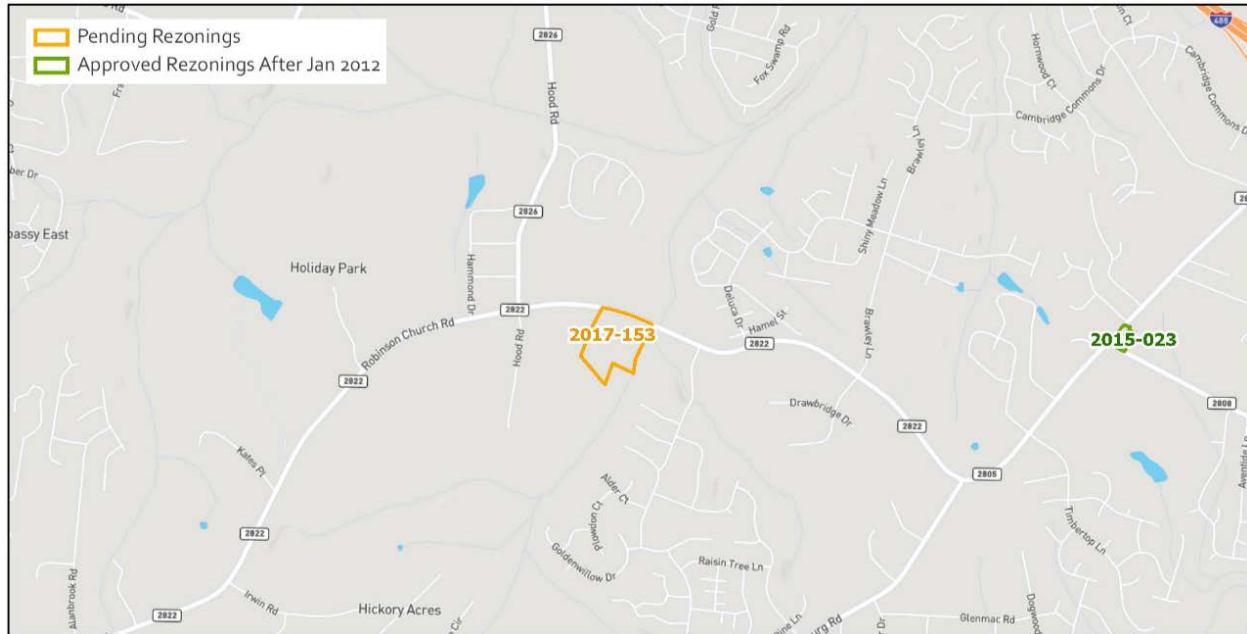
- This is a conventional rezoning petition with no associated site plan. The R-6 (single family residential) zoning district allows all uses permitted in the district, and is designed to protect and promote the development of single family housing and a limited number of public and institutional uses including religious institutions, schools of various types, and government buildings.
- The adopted future land use is for multi-family, which is a density assumed to be higher than single family. The proposed district is less intense than a multi-family district and therefore appropriate.
- The adopted future land use for a greenway is achieved through the subdivision ordinance and working with Mecklenburg County Park and Recreation.

- **Existing Zoning and Land Use**



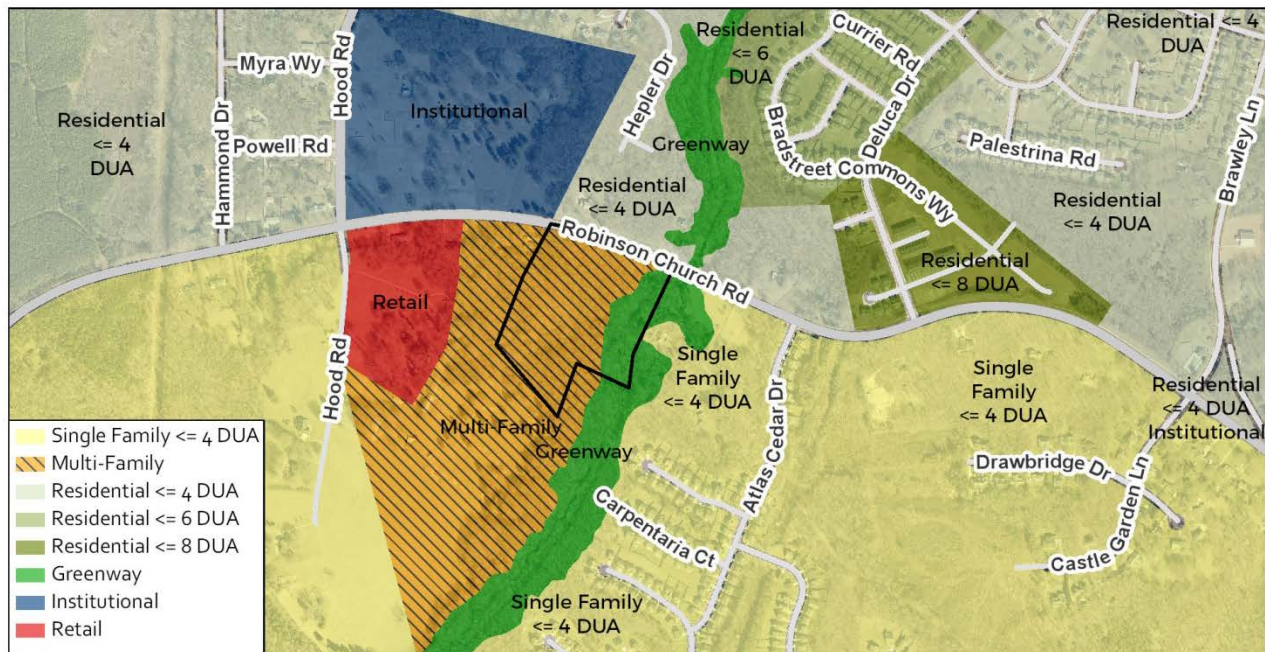
- Surrounding properties are zoned R-3 (single family residential) and MX-2 (mixed use) and developed with single family detached and single family attached dwelling units.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2015-023	Attempted to rezone 1.25 acres to NS (neighborhood services) to redevelop the site by removing the existing convenience store and constructing a 6,000-square foot building for a convenience store, with an automotive service station.	Denied

• Public Plans and Policies



- *East District Plan* (1990) recommends multi-family and greenway land uses for the subject property.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of up to three dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 4 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (Water and Sewer assumed)
Land Use Accessibility	0 (None)
Connectivity Analysis	1 (Low)
Road Network Evaluation	0 (No)
Design Guidelines	0 (No)
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 4

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a minor thoroughfare. During permitting CDOT will work with the petitioner to provide adequate streetscape improvements, internal street network, and access, including turn lanes, from the thoroughfare.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant site).
Entitlement: 460 trips per day (based on 41 single family detached dwellings).
Proposed Zoning: 890 trips per day (based on 83 single family detached dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood Services:** No issues.
- **Charlotte Fire Department:** No on-street parking on roads less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 21 students, while the development allowed under the proposed zoning will produce 43 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 22 students.
 - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Reedy Creek Elementary from 121% to 124%
 - Northridge Middle from 104% to 105%
 - Rocky River High remains at 92%.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via existing 16-inch water transmission main located along Robinson Church Road. Sanitary sewer system is available existing eight-inch gravity sewer mains located along Robinson Church Road and an existing 12-inch gravity main located along the eastern side of the parcel. Charlotte Water cannot provide concurrence for this rezoning boundary at this time.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed or planted in the right of way of Robinson Church Road without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact the City Arborist's office for a tree planting permit once plans have been approved by the City and before planting trees in the NCDOT right of way.
 - **Erosion Control:** Wetland/stream delineation required.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 13.99 acres = 2.09 acres tree save. Show tree save area on site map in common open space. Tree save must contain existing healthy tree canopy. Tree save must be 30-foot width minimum.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.

Mecklenburg County Parks and Recreation Department: Requests the petitioner dedicate and convey the 100-foot SWIM Buffer to Mecklenburg County for future greenway use.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327