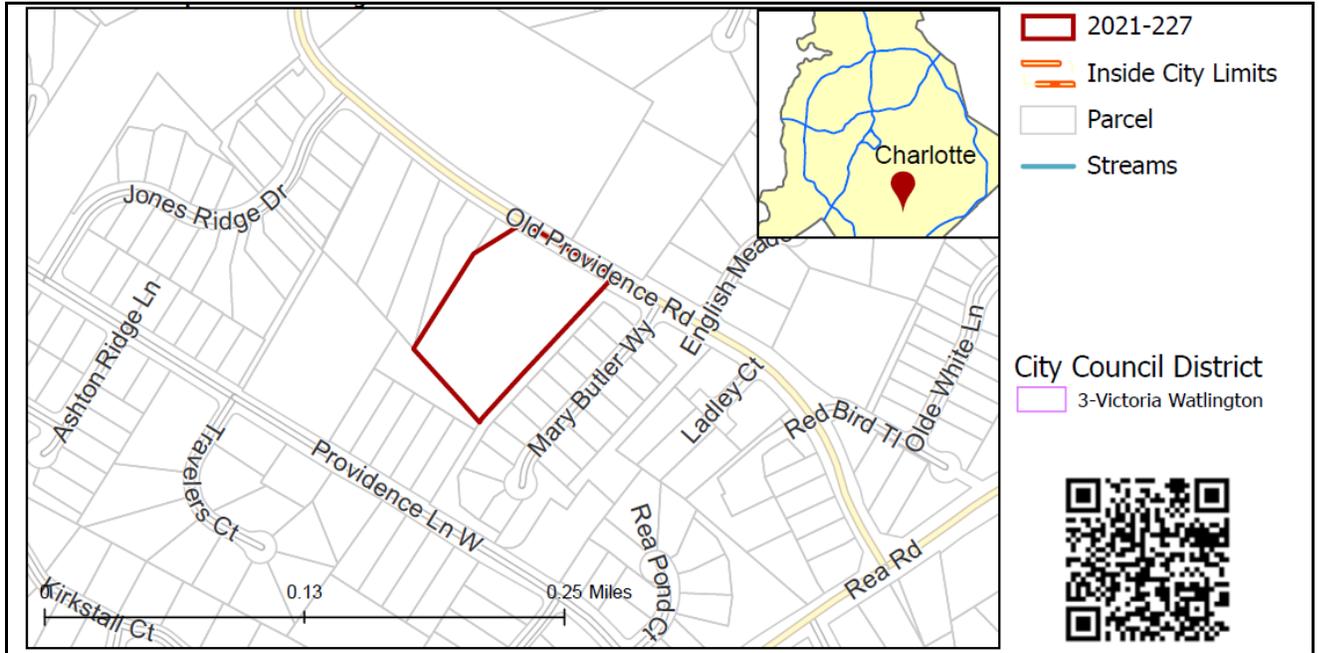


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-4 (single family residential)

LOCATION

Approximately 3.02 acres located on the west side of Old Providence Road, east of Providence Lane West, and north of Rea Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the R-4, single family residential, zoning district on a parcel currently developed with one single family home.

PROPERTY OWNER

Graham Partners, LLC

PETITIONER

Graham Partners, LLC

AGENT/REPRESENTATIVE

Vagn Hansen

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *South District Plan* (1993) recommendation for single family uses on the site but is **inconsistent** with the plan's density recommendation of up to three dwelling units per acre (DUA).

Rationale for Recommendation

- This petition allows for a slight increase in density on a site that is currently being underutilized given the existing development of one single family home on a lot that is more than three acres.
- The site is located along Old Providence Road, just a quarter mile from Providence Road, a state-maintained major thoroughfare where a number of more moderately dense residential developments have been constructed or are in development. Being located along Old Providence Road, so near the intersection with Providence Road makes this an appropriate site for a transition into

the lower density single family developments along Old Providence Road.

- This petition is consistent with the area plan’s single family land use recommendation.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan (1993)*, from single family residential uses up to 3 DUA to single family residential uses up to 4 DUA for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**

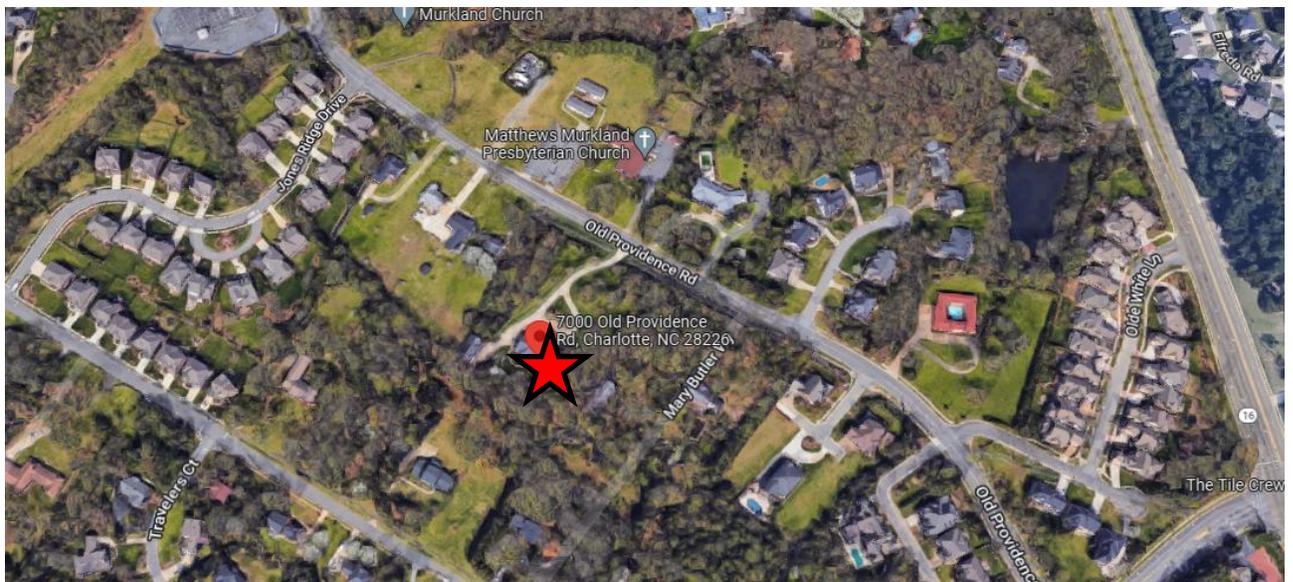
This is a conventional rezoning petition with no associated site plan.

- Proposes to allow all uses in the R-4, single family residential, zoning district.

- **Existing Zoning and Land Use**



- The site is zoned R-3 and is surrounded by single family residential uses with some institutional uses.



- The subject site is denoted with a red star.



- North of the site is a church.



- East of the site is a single family residential neighborhood.

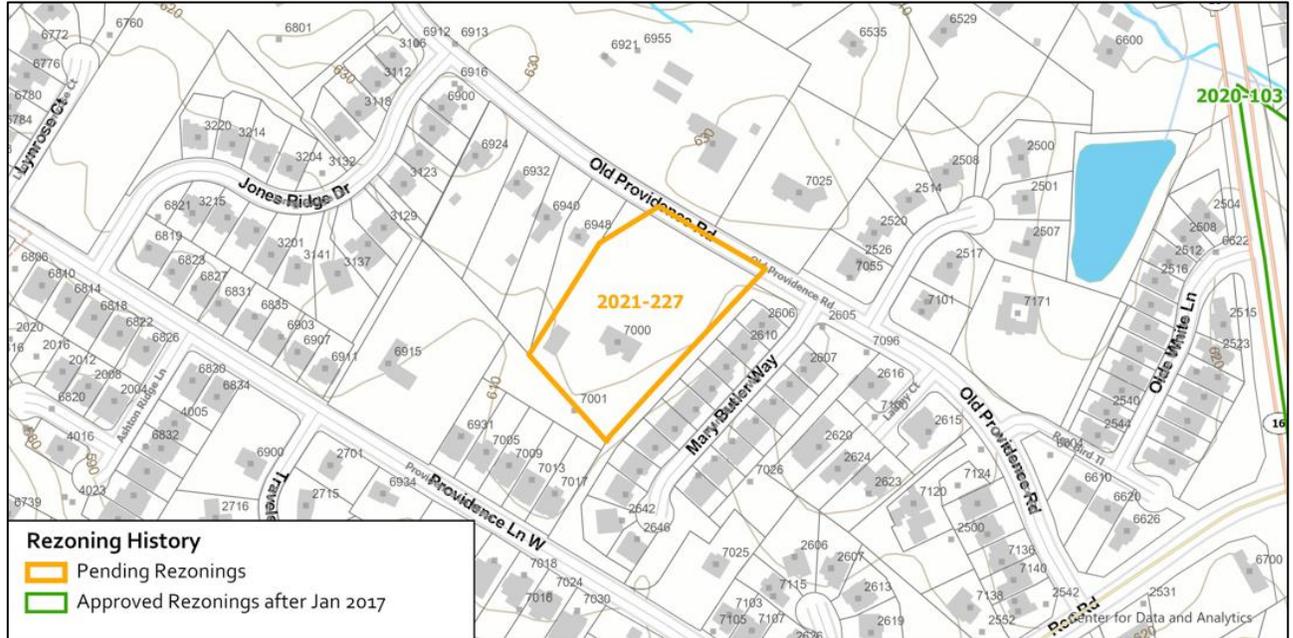


- South of the site are single family homes.



- West of the site are single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-103	Approximately 5.92 acres rezoned from R-3 to UR-2(CD)	Approved

• **Public Plans and Policies**



- The *South District Plan* (1993) recommends single family residential uses up to three DUA for this site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Old Providence Road, a City-maintained minor thoroughfare west of Mary Butler Way, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT will coordinate site access and streetscape improvement requirements during permitting. Further details are listed below.

• **Active Projects:**

- There are no active projects near the site.

• **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 105 trips per day (based on 8 dwellings).

Proposed Zoning: 140 trips per day (based on 11 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **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 Fire Department:** No comments submitted.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 5 students, while the development allowed under the proposed zoning may produce 8 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 3.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Old Providence Elementary at 125%
 - Carmel Middle at 125%
 - Myers Park High from at 121%.
 - **Charlotte Water:** See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **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.
-

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902

Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-227

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<p>Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.</p>	<p>X</p>
	<p>Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.</p>	<p>X</p>
	<p>Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.</p>	<p>X</p>
	<p>Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.</p>	<p>X</p>

	<p>Goal 5: Safe & Equitable Mobility Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	
	<p>Goal 8: Diverse & Resilient Economic Opportunity Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>