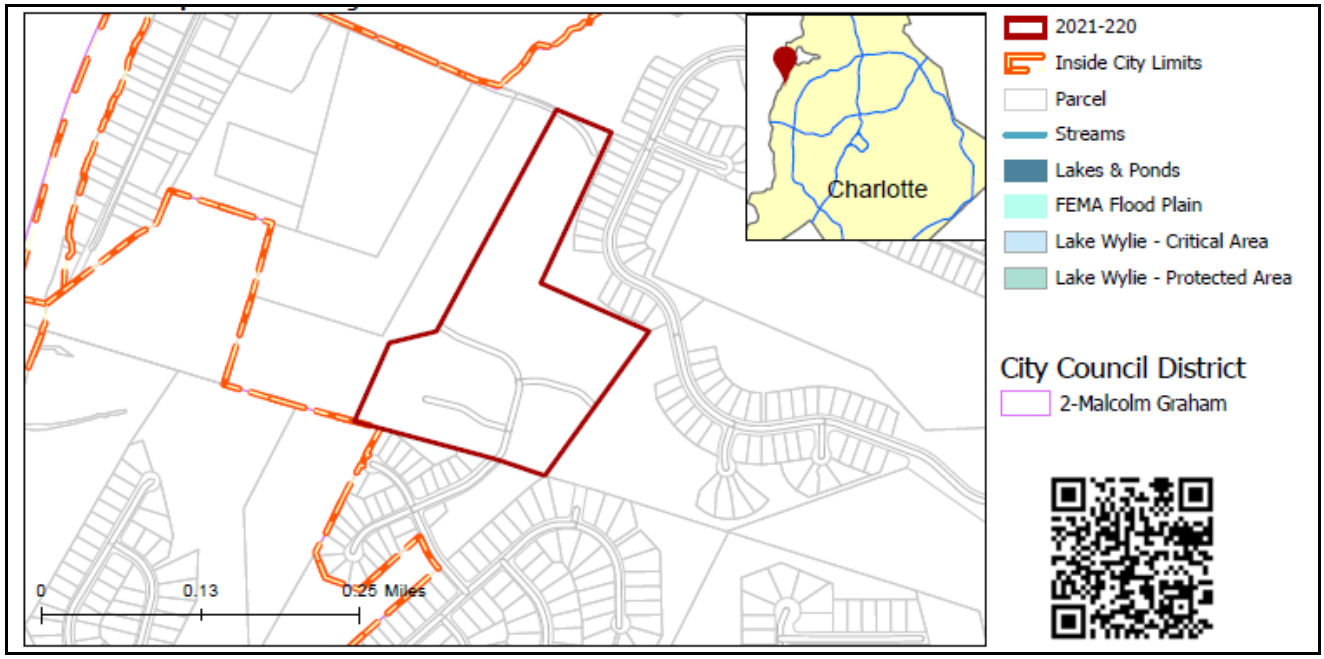
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2021-220
Final Staff Analysis
April 18, 2022

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: R-8 (single family residential)
LOCATION	Approximately 18.72 acres located on the south side of Beagle Club Road, east of Riverside Drive, and west of Mt. Holly-Huntersville Road.



SUMMARY OF PETITION	The petition proposes to allow all uses in the R-8, single family residential, zoning district on a parcel that is currently vacant.
PROPERTY OWNER	Andrew and Lisa Miller
PETITIONER	Dependable Development
AGENT/REPRESENTATIVE	Shaun Gasparini
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northwest District Plan* (1990) recommendation for single family residential uses and **inconsistent** with the plan's density recommendation for up to four dwelling units per acre (DUA).

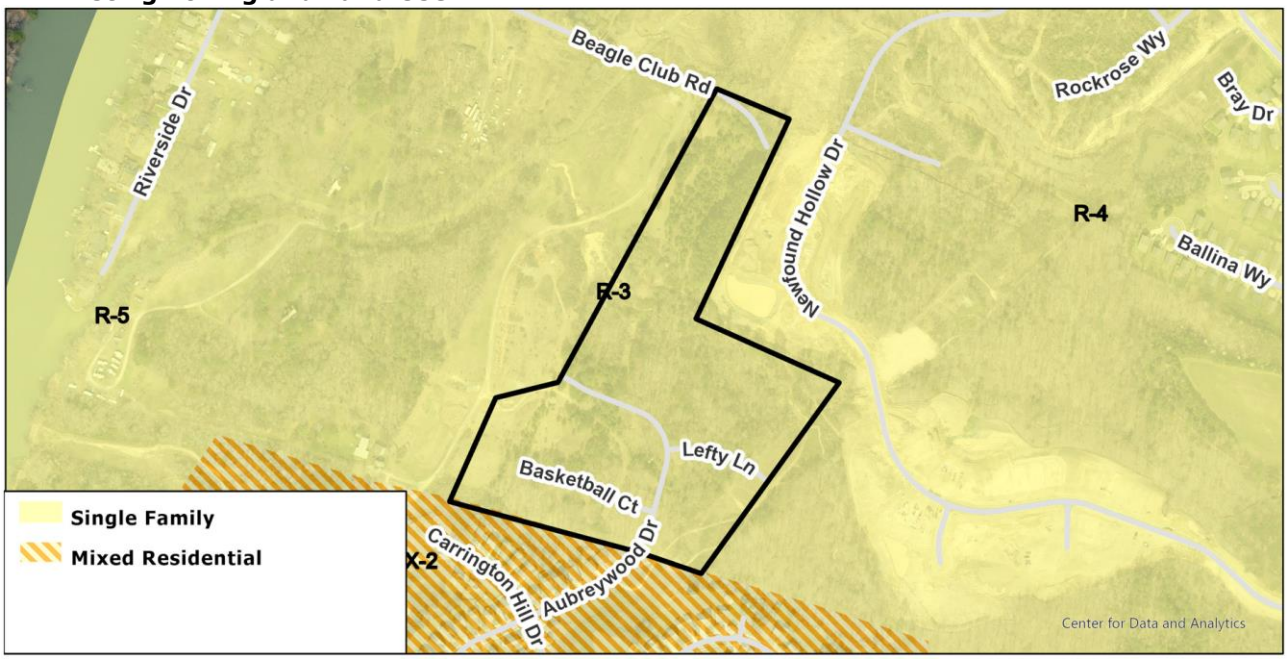
Rationale for Recommendation

- Although the rezoning if approved would allow for up to 8 DUA, site constraints will limit maximum development to a density very similar to the surrounding development of R-3 and R-4 areas while maintaining R-8 development standards.
- The rezoning of this site allows the petitioner greater flexibility in lot width so that the site may be utilized at a density that is similar to the surrounding development despite the utility easements that cross through the site.
- 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 *Northwest District Plan* (1990), from single family residential uses up to four DUA to single family residential uses up to 8 DUA.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.
  - Allows all uses in the R-8, single family residential, zoning district.
- **Existing Zoning and Land Use**



- The site is currently zoned R-3 and is in an area with single family residential developments, open space, and vacant parcels.



- The subject site is denoted with a red star.

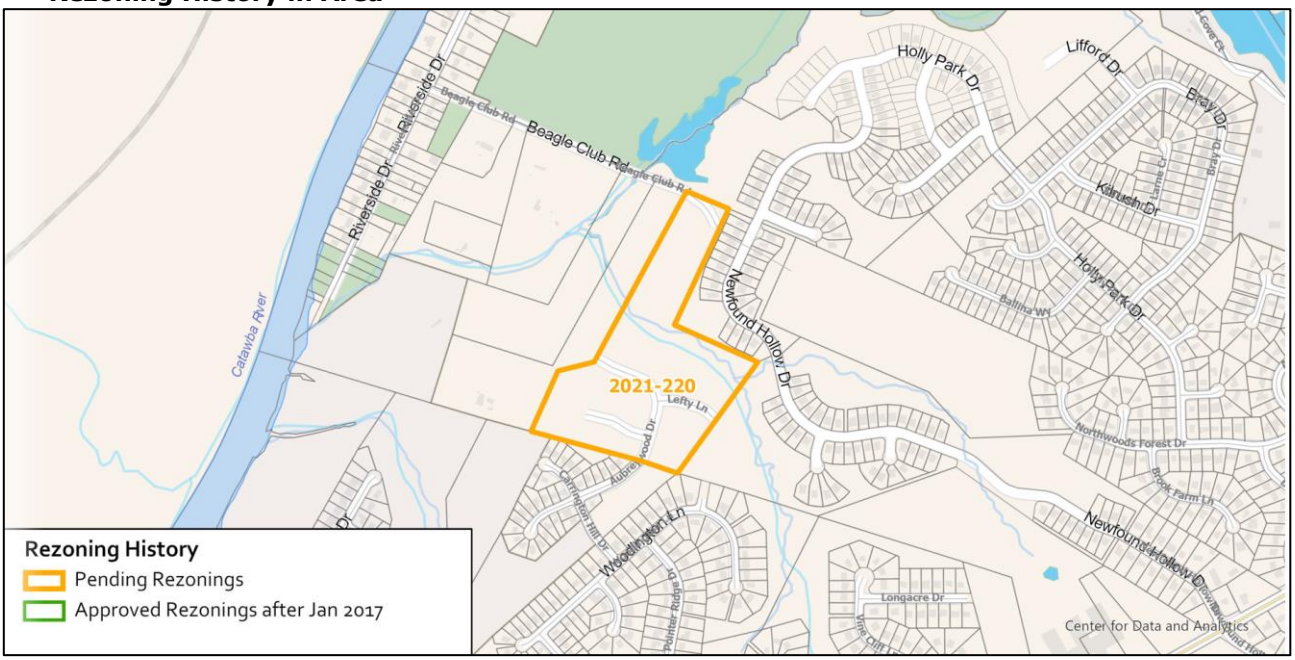


- North, west, and east of the site are vacant parcels as well as single family residential developments.



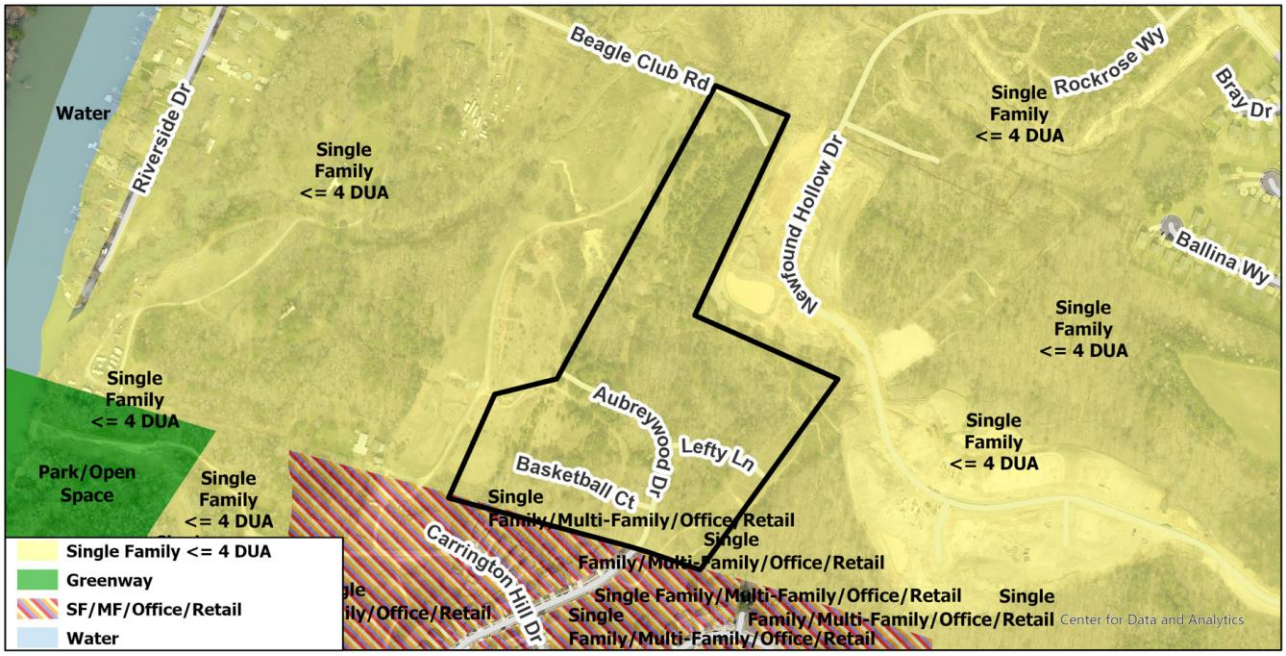
- South of the site is a single family residential development

- **Rezoning History in Area**



- There have been no recent rezonings in the area.

- **Public Plans and Policies**



- The *Northwest District Plan* (1990) recommends single family residential uses up to 4 DUA.

- **TRANSPORTATION SUMMARY**
  - The site is located on Beagle Club Road, a private local street, west of Mount Holly-Huntersville Road. A Traffic Impact Study (TIS) is not needed for this site due to the site's generation of less than 2,500 trips. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network
- **Active Projects:**
  - There are no active projects near the site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: 0 trips per day (the site is currently vacant).

  Entitlement: 610 trips per day (based on 56 dwellings).

  Proposed Zoning: 1,090 trips per day (based on 149 units, the maximum density allowed under R-8, not accounting for existing site constraints).

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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 33 students, while the development allowed under the proposed zoning may produce 88 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 55.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - River Oaks Academy from 90% to 95%
    - Coulwood Middle from 95% to 97%
    - West Mecklenburg High from 78% to 80%.
- **Charlotte Water:** Insert location information from memo. No comments submitted.
- **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:** See advisory comments at www.rezoning.org
- **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
Petition 2021-220

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 (February 2022) and when the **Policy Map** is adopted (anticipated March 28, 2022).

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

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	**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.	✗
	**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.	✓
	**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.	✗
	**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.	N/A

	**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.	**N/A**
	**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.	**X**
	**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.	**✓**
	**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.	**N/A**
	**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.	**N/A**
	**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	**N/A**