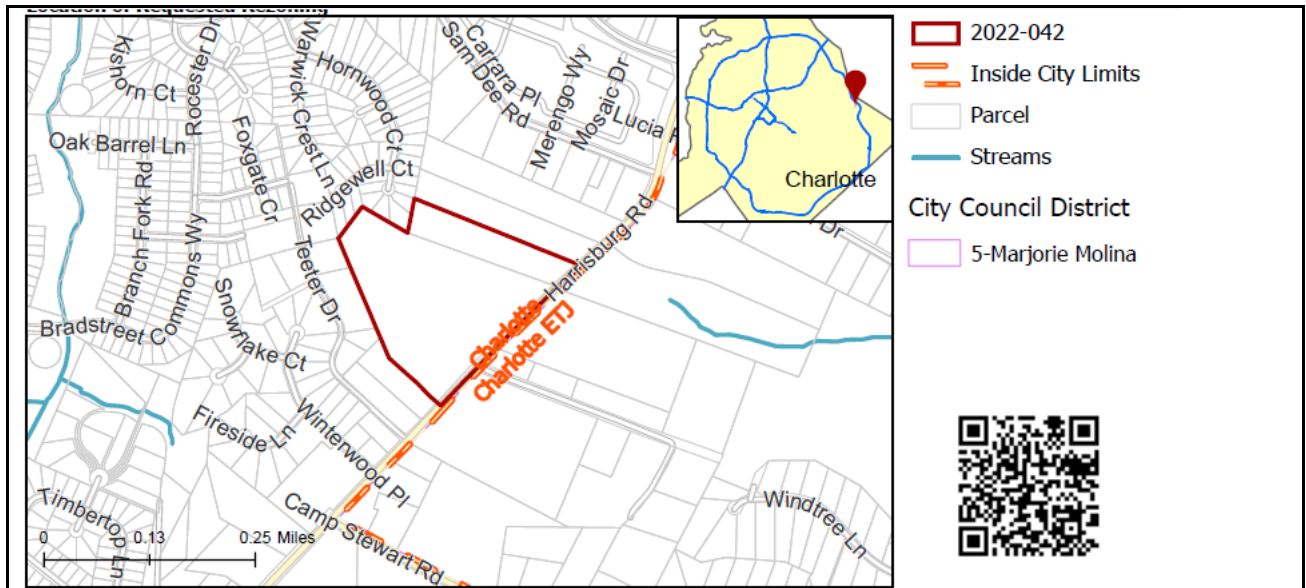


**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: R-5 (single family residential)

**LOCATION**

Approximately 22.90 acres located along the west side of Harrisburg Road, south of Sam Dee Road, and southwest of Interstate 485.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the R-5 (single family residential) zoning district for acreage developed with two single-family homes with remainder vacant.

**PROPERTY OWNER**

Margaret Long; Aaron N Forinash; Al Nguyen

**PETITIONER**

Brian Iagnemma

**AGENT/REPRESENTATIVE**

Paul Pennell – Urban Design Partners PLLC

**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 the Neighborhood 1 Place Type.

Rationale for Recommendation

- The petition's proposal for low-density, single-family units is consistent with Neighborhood 1 Place Type.
- The Neighborhood 1 Place Type may consist of smaller lot single family detached developments, small townhome buildings, and small multi-family buildings.
- The petition is compatible with neighboring residential uses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 9: Retain Our Identity & Charm

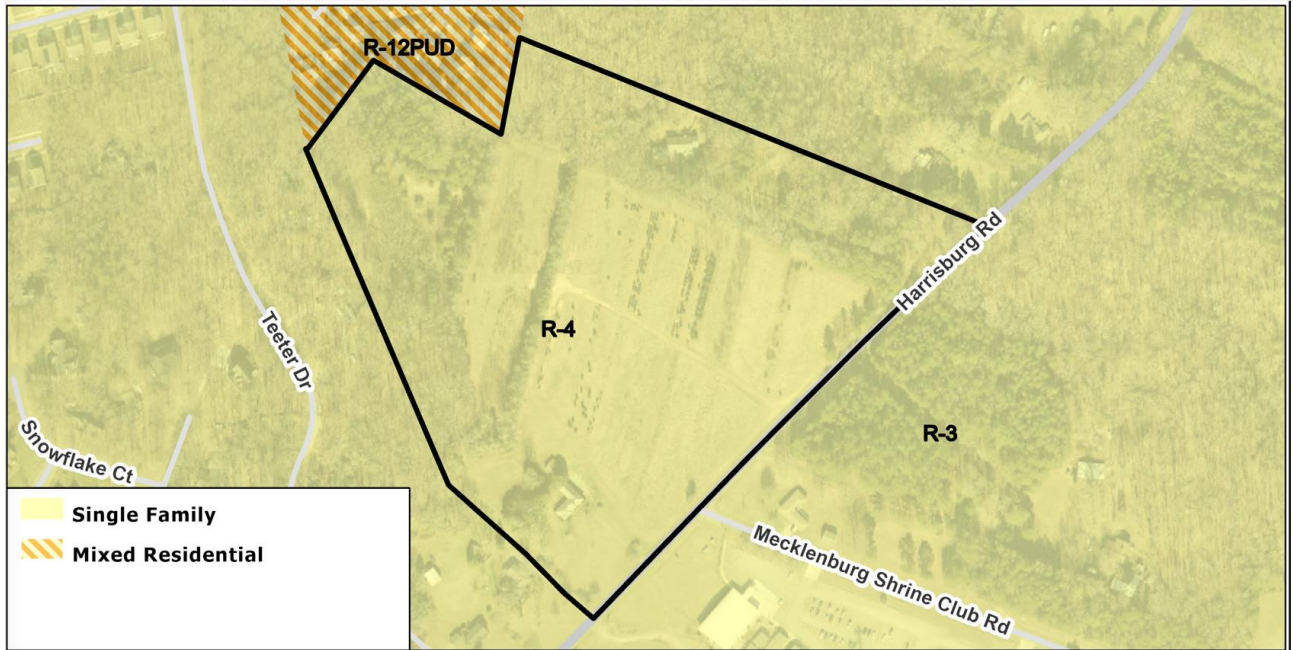
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

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

- The petition would allow all uses in the R-5 (single family residential) zoning district.

- **Existing Zoning and Land Use**



- The site is developed with two single family homes with the majority of the acreage vacant (previously utilized for agricultural purposes). The site is surrounded by single family homes, institutional, and vacant acreage on parcels zoned R-3, R-4, and R-12PUD.
- Rezoning petition 2018-141 rezoned a 17.9-acre portion of the site from R-3 to R-4 to allow all uses in the R-4 zoning district.

Existing Zoning	Translated Zoning	Recommended Place Type
R-4 (single family residential)	N1-B (neighborhood 1)	N1 (neighborhood 1)



The site is developed with two single-family homes and the remainder vacant.





North, along Harrisburg Road, are large lot single family homes.

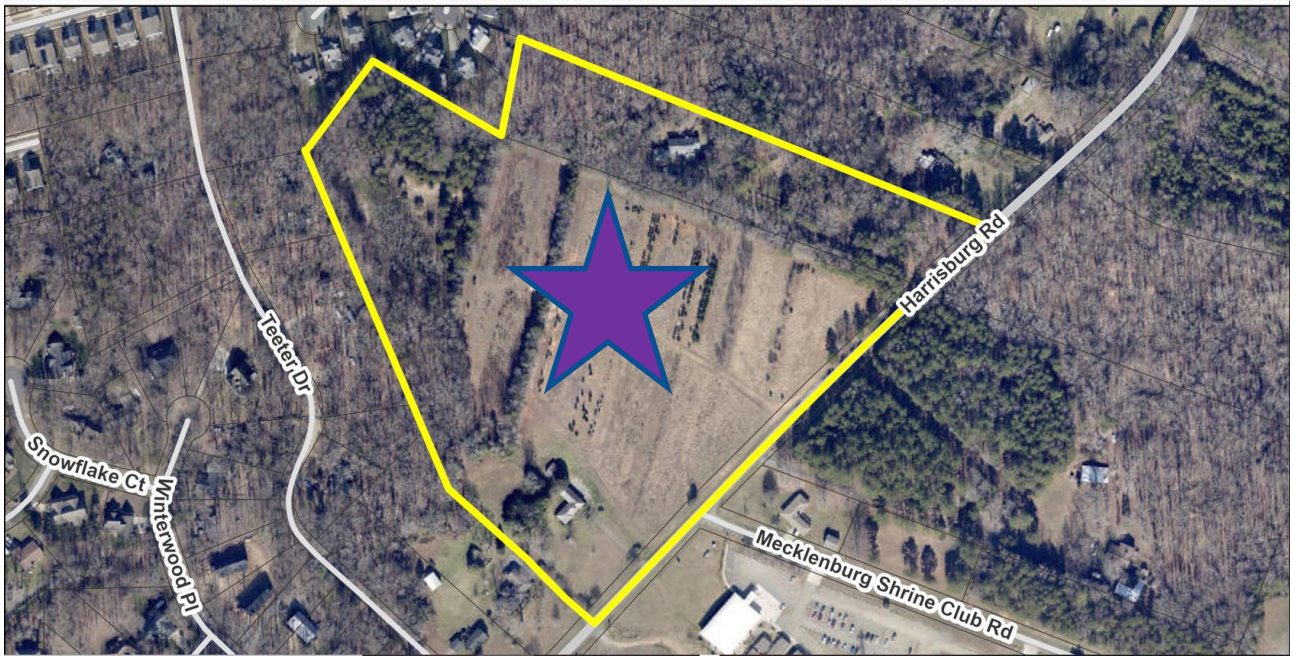


East, across Harrisburg Road, are large lot single-family homes and religious facility.



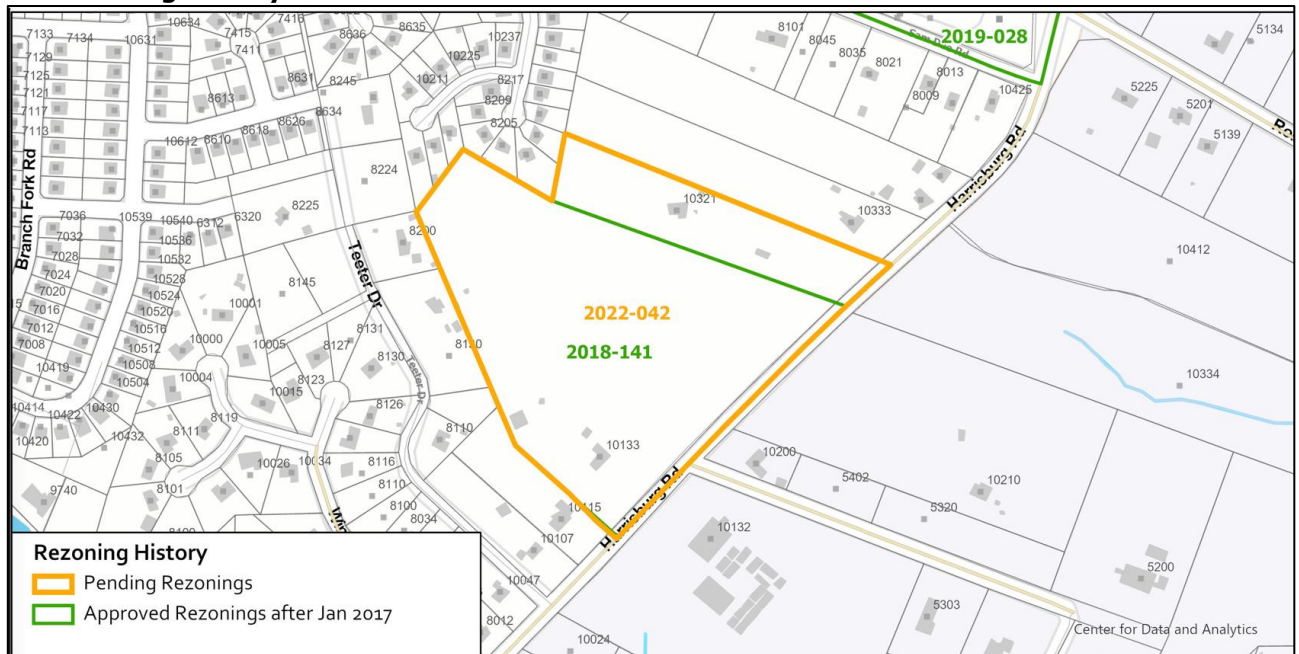
South are large lot single family homes.





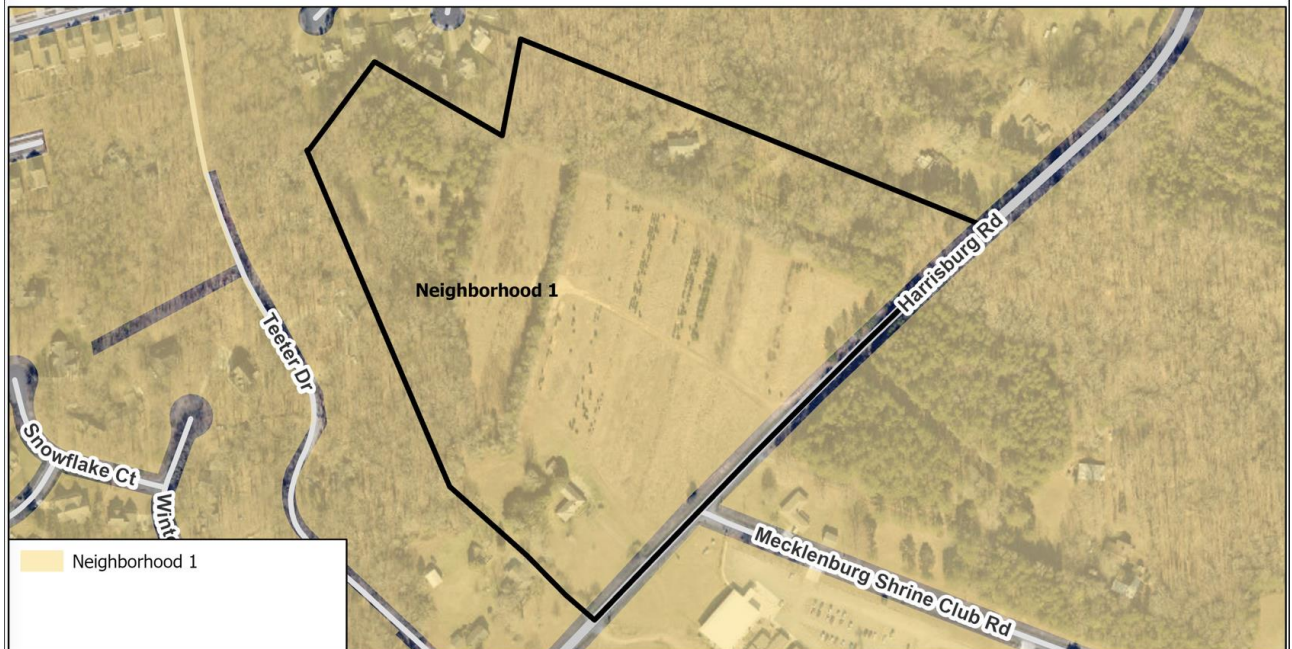
The site (denoted by purple star) is surrounded by large lot single family homes, single family neighborhoods, institutional use, and vacant land.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-028	Rezoned 26.71 acres from R-3 & O-15(CD) to R-12MF & R-12MF(CD) to allow 308 multi-family residential units.	Approved

- **Public Plans and Policies**



The *Charlotte Future 2040 Policy Map* recommends the Neighborhood 1 place type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located on the west side of Harrisburg Road, a State-maintained major throughfare north of Teeter Drive, a private local street south of Sam Dee Road, a City-maintained minor collector. A Traffic Impact Study (TIS) is not needed for this site. 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. Further details are listed below.

- **Active Projects:**

- No active projects near the site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on 2 dwelling units).

Entitlement: 930 trips per day (based on 91 dwelling units).

Proposed Zoning: 1,140 trips per day (based on 114 dwelling units).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 1 students, while the development allowed under the proposed zoning may produce 2 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 1 student.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Highland Renaissance Academy from 74%% to 75%.
    - Martin Luther King Middle remains at 101%.
    - Garinger High remains at 115%.

- **Charlotte Water:** Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections.

The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** MCPR requests a minimum of 1 acre to be dedicated and conveyed to Mecklenburg County for a future neighborhood park. This requested park land shall be adjacent to a public right-of-way for access and is conducive for the development of the typical amenities found in a neighborhood park and cannot include tree save parcels or stormwater BMP's.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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**Planner:** Claire Lyte-Graham (704) 336-3782