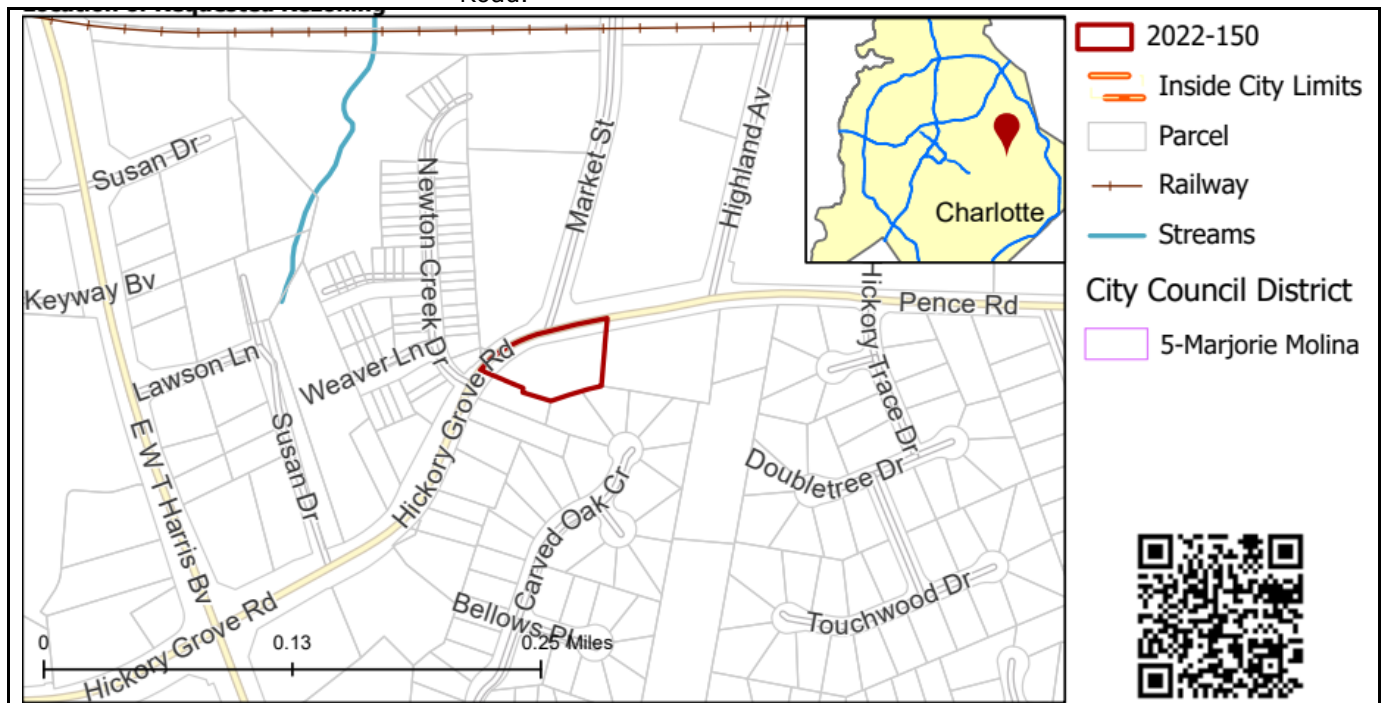


## REQUEST

Current Zoning: R-3 (Single Family Residential)  
Proposed Zoning: R-8 (Single Family Residential)

## LOCATION

Approximately 0.88 acres located on the south side of Hickory Grove Road, east of East W.T. Harris Boulevard, and south of Robinson Church Road.



## SUMMARY OF PETITION

The petition proposes to allow development of the site with single family residential uses.

## PROPERTY OWNER

Stevenson Jeffery W

## PETITIONER

LeKissha Stevenson

## AGENT/REPRESENTATIVE

LeKissha Stevenson

## 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 range of uses with a R-8 zoning are consistent with the 2040 Policy Map recommendation for Neighborhood 1 on Hickory Grove Road throughfare.
- 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.
- This petition proposes to add to the variety of housing options such as dwellings, duplex, triplex, or quadraplex in the area along Hickory Grove Rd.

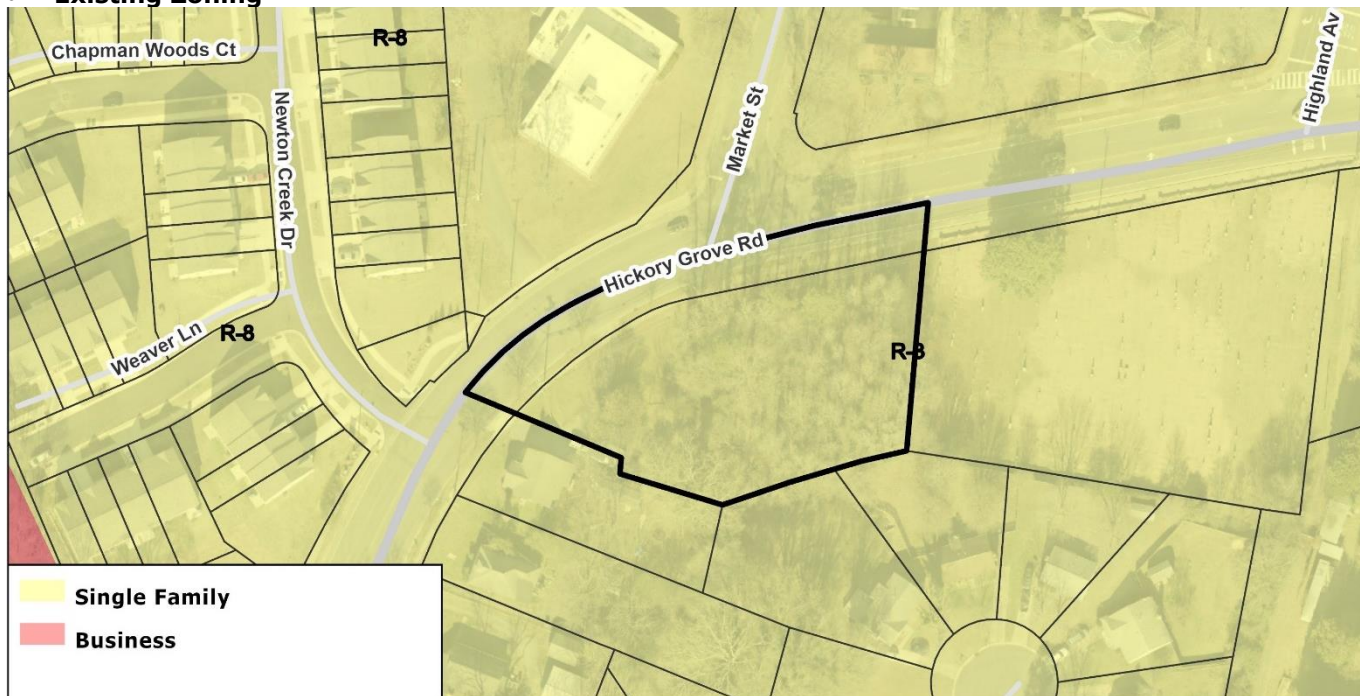
- The proposed site is well served by transit via the existing bus transit access along Hickory Grove Road with a stop within a ¼ mile of the site.
- The R-8 zoning is consistent with the townhome development across the street from this site and the surrounding neighborhood area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

## PLANNING STAFF REVIEW

### • Proposed Request Details

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

### • Existing Zoning



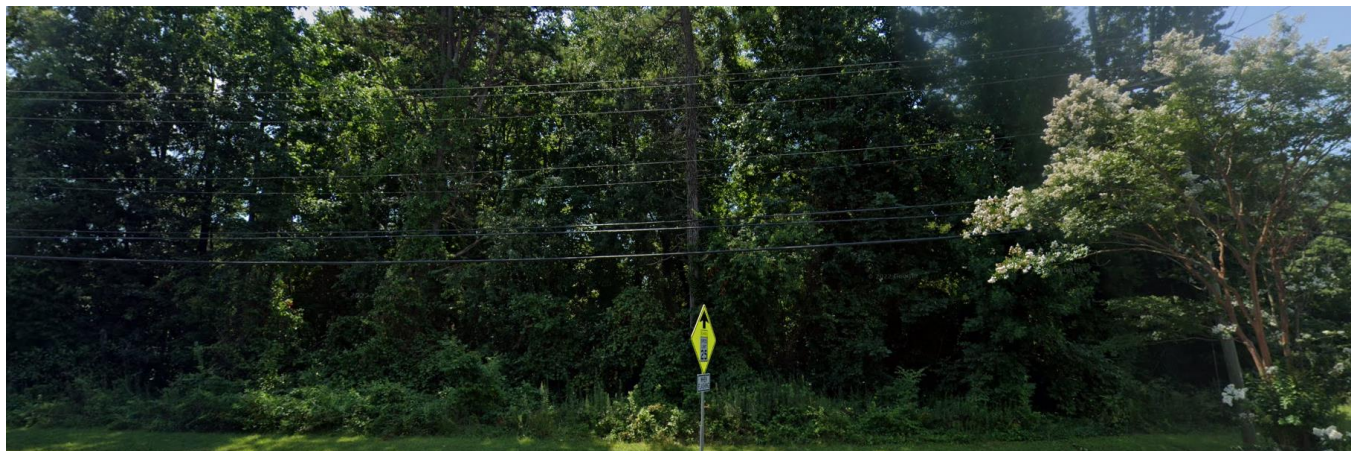
- The existing zoning of this area is single family with similar surrounding zoning and a business zoning district to the east of the site.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3	N1-A	Neighborhood 1
R-8	N1-D	Neighborhood 1



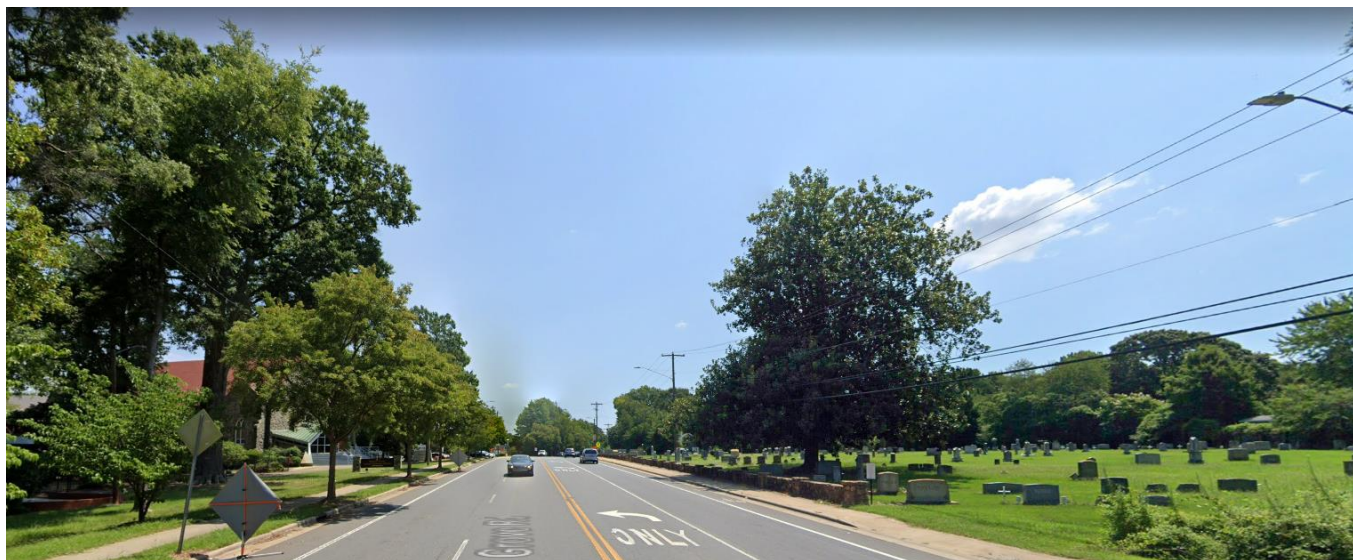


The site is located on Hickory Grove road surrounded by local neighborhoods with a mix of houses and townhomes. Additionally, there is a church, cemetery, a school, and some restaurants in the area.



The site is currently vacant with trees and other shrubs on the location.





To the east of the site is a church and pre-school with houses (single family).



South of the site are single-family attached homes in a large neighborhood that extends far south of the site.



West of the site is a gas station, pharmacy, church, and some chain restaurants.

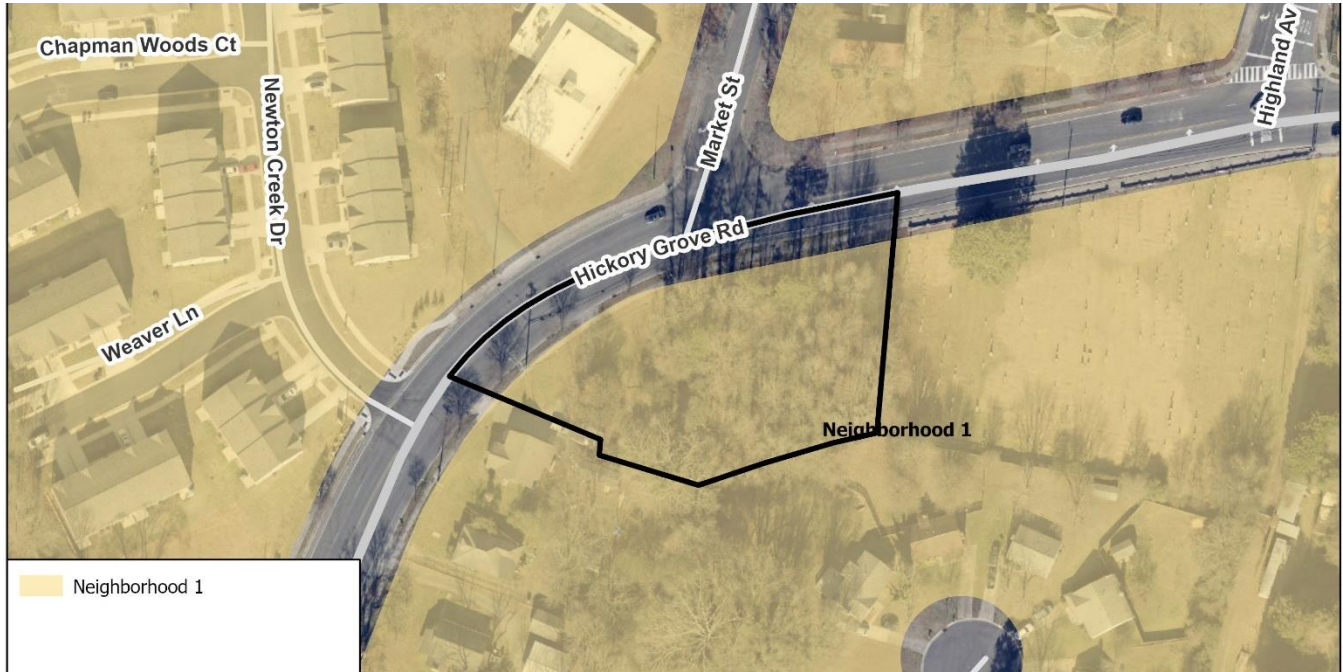
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-002	4.15 acres from R-8 & B-2 (CD) to B-2(CD) & B-2(CD) SPA	Approved
2018-107	6.29 acres from R-3 to R-8	Approved



- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located on the east side of Hickory Grove Road, a City-maintained minor throughfare north of Newton Creek Drive, a private-maintained local street. A Traffic Impact Study (TIS) is not required for the complete review of this petition due to the site generating less than 2,500 daily trips and/or not triggering any other City TIS requirements. 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

- **Active Projects:**

- No Active projects near the site

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on Tax Records).

Entitlement: 20 trips per day (based on General Guidance from Planning).

Proposed Zoning: 55 trips per day (based on General Guidance from Planning).

## 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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 0 students, while development allowed with the proposed zoning may produce 3 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 3
    - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
      - Hickory Grove Elementary remains at 58%
      - Meck Academy At Cochrane/Cochrane Collegiate remains at 111%
      - Garinger High School remains at 115%
  - **Charlotte Water:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
  - **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.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163