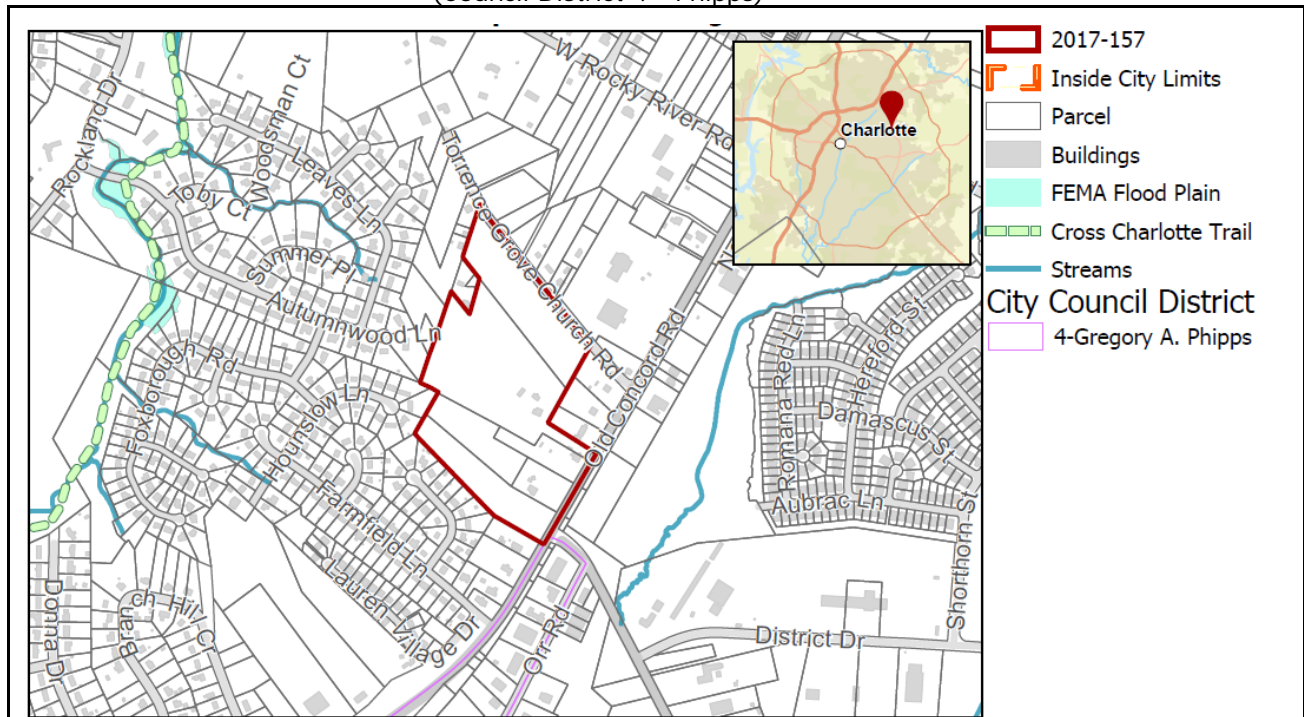


**REQUEST**

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

**LOCATION**

Approximately 28.4 acres located on the west side of Old Concord Road, south of Torrence Grove Church Road.  
 (Council District 4 - Phipps)



**SUMMARY OF PETITION**

The petition proposes to allow redevelopment of the site with any use permitted in the R-4 (single family residential) district.

**PROPERTY OWNER**

James and Shirley McLaughlin, et al.

**PETITIONER**

Essex Homes Southeast, Inc.

**AGENT/REPRESENTATIVE**

Sara Shirley, American Engineering Associates – Southeast, PA

**COMMUNITY MEETING**

Meeting is not required.

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the adopted area plan.

Rationale for Recommendation

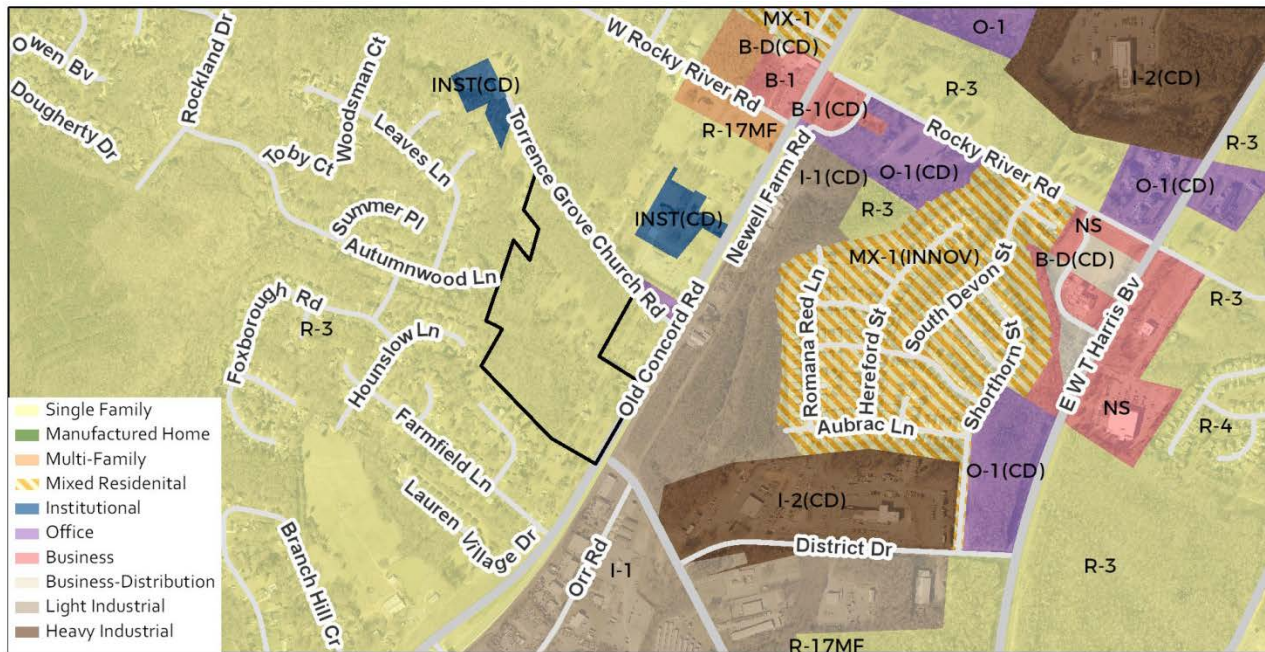
- The surrounding area located on the west side of Old Concord Road is developed with single family detached and attached dwelling units recommended for residential uses ranging in densities from four to 12 dwelling units per acre.
- The proposed R-4 (single family residential) zoning district is consistent with the surrounding single family zoning districts in the area, which include R-3 (single family residential), R-17MF (multi-family residential), and MX-1 (mixed use) zoning districts.
- Improvements to Old Concord Road will be achieved through the land development permitting process.
- The proposed zoning will help to maintain the low to moderate density residential character of the area.

## PLANNING STAFF REVIEW

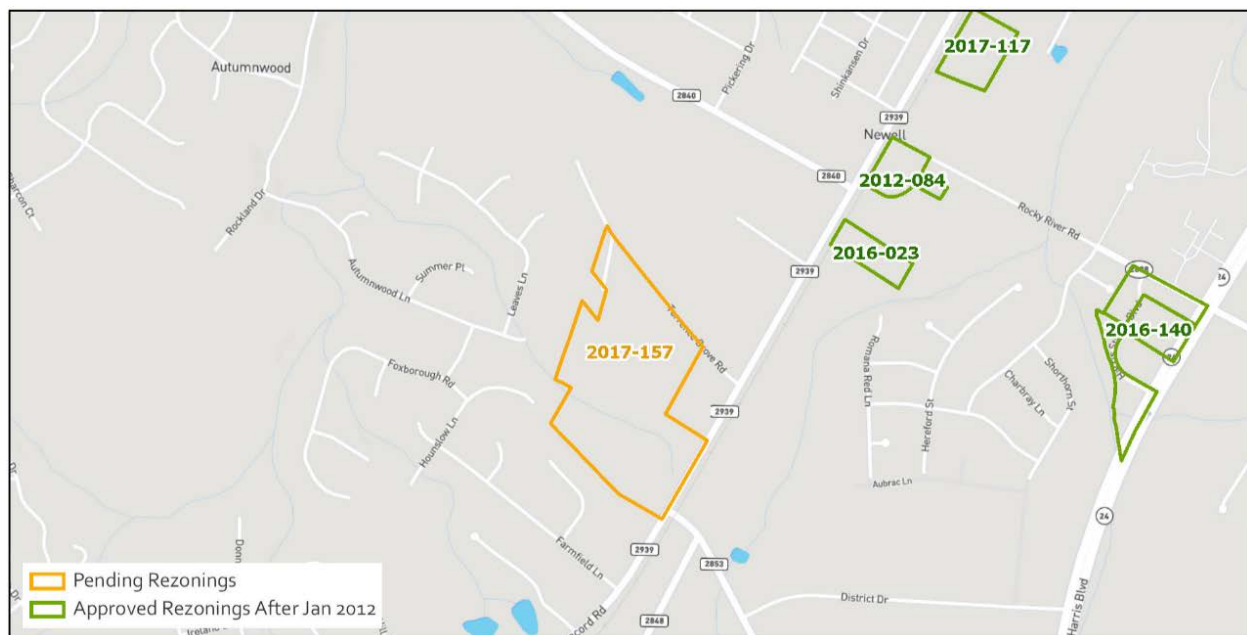
### • Proposed Request Details

- This is a conventional rezoning petition with no associated site plan. The R-4 (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 single family residential, at four dwelling units per acre.

### • Existing Zoning and Land Use



### • Rezoning History in Area

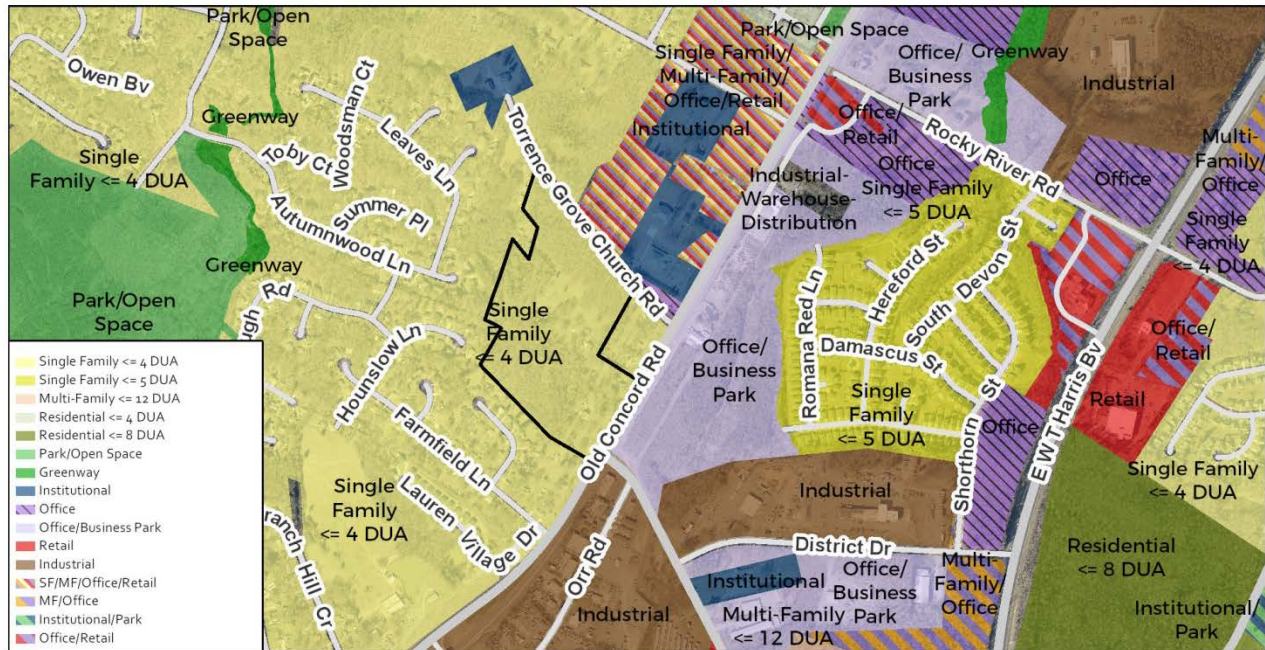


Petition	Summary of Petition	Status
2017-117	Rezoned 4.27 acres to O-1 (office) district, which includes residential, general and medical office, civic, personal service, and eating/drinking/entertainment establishments in multi-family and office buildings.	Approved
2016-140	Rezoned 6.63 acres to NS (neighborhood services) and B-D(CD) distributive	Approved



	business, conditional) with five-year vested rights to allow a mix of retail, restaurant, office and climate controlled self-storage uses.	
2016-023	Rezoned 2.8 acres to I-1(CD) (light industrial, conditional) to allow a telecommunications facility.	Approved
2012-084	Rezoned 2.72 acres to B-1(CD) (neighborhood business, conditional) to allow the use of the existing structures and a possible maximum 8,500 building square footage for retail and single family residential uses.	Approved

### • Public Plans and Policies



- The *Newell Small Area Plan* (2002) recommends single family uses up to four dwelling units per acre for the subject property.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a minor thoroughfare. During permitting CDOT will work with the petitioner to determine the internal street network to support the development and the future location of streetscape improvements along Orr Road to accommodate the future cross section.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 50 trips per day (based on four single family dwellings).
      - Entitlement: 970 trips per day (based on 92 single family dwellings).
    - Proposed Zoning: 1,260 trips per day (based on 122 single family 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 43 students, while the development allowed under the proposed zoning will produce 57 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 14 students.
  - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
    - Newell Elementary from 163% to 166%
    - Martin Luther King, Jr. Middle from 93% to 94%
    - Vance High from 109% to 110%.
- **Charlotte Water:** Charlotte Water has water system infrastructure accessible for the rezoning boundary via an existing eight-inch water distribution main located along Torrence Grove Church Road. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. Due to the limited project details that were provided, Charlotte Water cannot provide concurrence for this rezoning boundary at this time. 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.

- **Engineering and Property Management:**

- **Arborist:** No trees can be removed or planted in the right-of-way of Old Concord Road without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact 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. No trees can be removed from or planted in the right-of-way of Torrence Grove Church Road without explicit authorization from the City Arborist or his designee. Petitioner shall submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right-of-way. In addition, the survey shall include all trees eight inches (DBH) or larger in the setback.
- **Erosion Control:** Stream/wetland delineation required.
- **Land Development:** No issues.
- **Storm Water Services:** No issues.
- **Urban Forestry:** Site must comply with Tree Ordinance.

- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.

- **Mecklenburg County Parks and Recreation Department:** No issues.

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**Attachments Online at [www.rezoning.org](http://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