

REQUEST

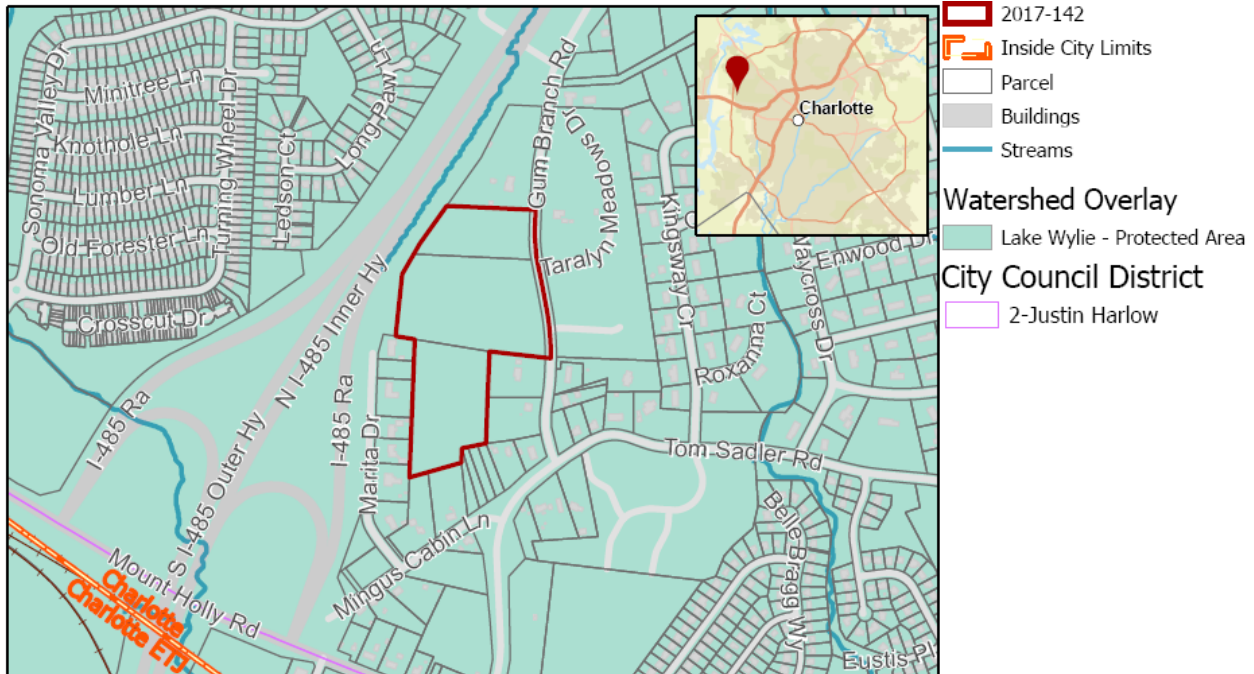
Current Zoning: R-3 LWPA (single family residential, Lake Wylie Watershed Protected Area)

Proposed Zoning: R-4 LWPA (single family residential, Lake Wylie Watershed Protected Area)

LOCATION

Approximately 17.77 acres located on the west side of Gum Branch Road, north of Tom Sadler Road.

(Council District 2 - Harlow)



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the R-4 (single family residential) zoning district.

PROPERTY OWNER

JDSI, LLC

PETITIONER

Judson Stringfellow

AGENT/REPRESENTATIVE

NA

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with adopted land use of single family up to four dwelling units per acre for the site, per the *Northwest District Plan*.

Rationale for Recommendation

- The petition is consistent with the adopted land use for the site of single family up to four dwelling units per acre.
- The surrounding single family neighborhood includes a mix of zoning districts from R-3, R-4(CD) and MX-1(INNOV), that all allow for single family development.
- The differences between R-3 and R-4 are relatively minor and both are appropriate for low density single family development.

PLANNING STAFF REVIEW

- Proposed Request Details**

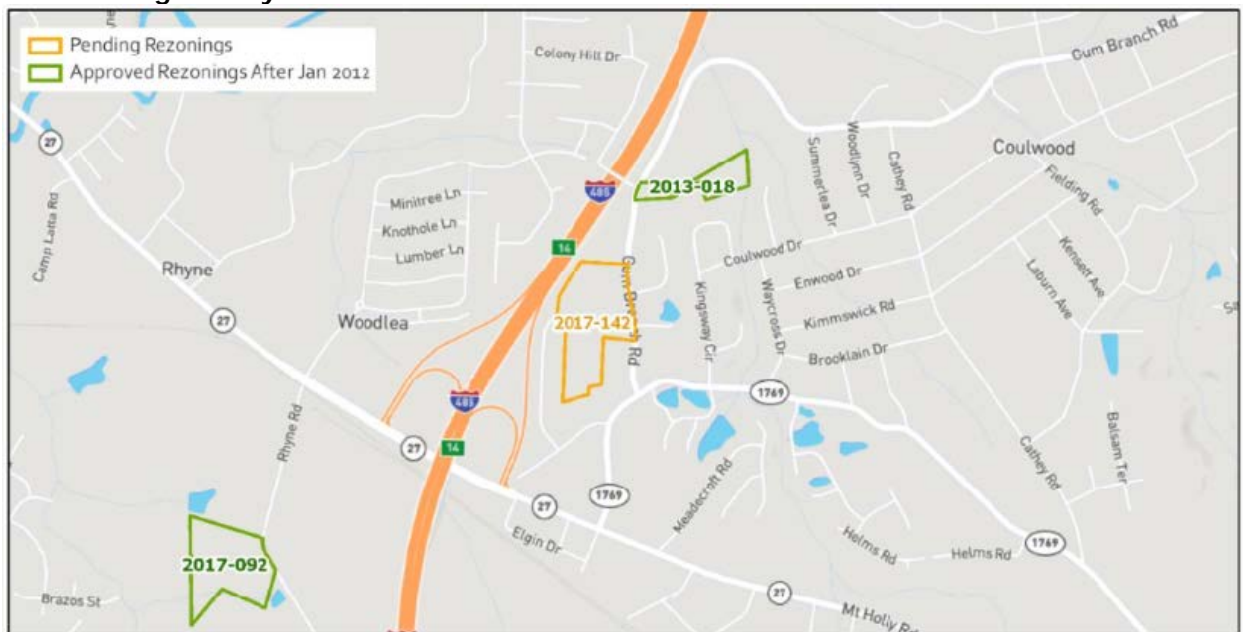
This is a conventional rezoning petition with no associated site plan.

- Existing Zoning and Land Use**



- The subject property, which abuts Interstate 485, is undeveloped and is surrounded by properties that are vacant or residential in nature.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-092	Rezoned 14 acres to I-1 (CD) (light industrial, conditional, Lake Wylie Protected Area) to allow the development of a business/industrial park.	Approved
2013-018	Rezoned 4.99 acres to MUDD-O (LWPA) (mixed use development district, optional, Lake Wylie watershed overlay, protected area) for the development of an indoor/outdoor pet services facility along with a single family dwelling.	Approved

- **Public Plans and Policies**



- The adopted land use for the site and surrounding area is for single family up to four dwelling units per acre, as per the *Northwest District Plan* (1990).
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a major collector. During permitting, CDOT will work with the petitioner to identify the appropriate cross-section for Gum Branch and to develop a local street network.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant site).
 - Entitlement: 590 trips per day (based on 53 dwellings).
 - Proposed Zoning: 770 trips per day (based on 71 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 issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 32 students, while the development allowed under the proposed zoning may produce 42 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 10 students.
 - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Paw Creek Elementary from 97% to 101%
 - Coulwood Middle from 151% to 153%
 - West Mecklenburg High from 112% to 112%.
- **Charlotte Water:** Charlotte Water has water system infrastructure accessible for the rezoning boundary via an existing six-inch water distribution main located along Gum Branch Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer mains located along Gum Branch Road.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right-of-way of any City maintained street (Gum Branch and Tom Sadler) without permission of the City Arborist's office. Contact the City Arborist's office to discuss trees species to be planted in the right-of-way on a City of Charlotte maintained street; species must be approved before planting.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.

- **Storm Water Services:** No issues.
- **Urban Forestry:** Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 17.77 acres = 2.66 acres tree save. Show tree save area on site map in common open space. Tree save must contain existing healthy tree canopy. Tree save must be a minimum width of 30 feet.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Pre-Hearing Staff Analysis
- 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: Michael Russell (704) 353-0225