

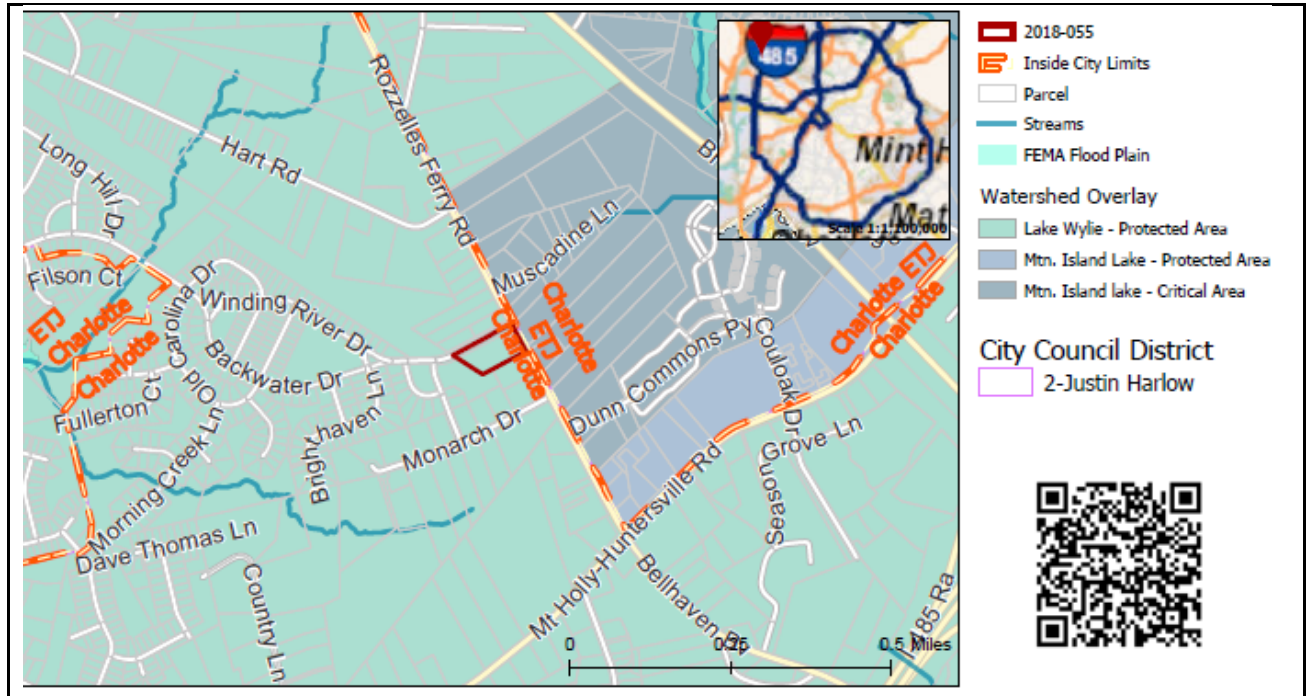
September 17, 2018

REQUEST

Current Zoning: R-8MF(CD) LWPA (multi-family residential, conditional, Lake Wylie Protected Area)
 Proposed Zoning: R-5 LWPA (single family residential, Lake Wylie Protected Area)

LOCATION

Approximately 3.185 acres located on the west side of Rozzelles Ferry Road, south of Winding River Drive.
 (Council District 2 - Harlow)



SUMMARY OF PETITION

The petition proposes to allow all uses in the R-5 (single family residential) on a parcel previously approved for a subdivision sales office or child care facility in association with the Riverbend community in Northwest Charlotte.

PROPERTY OWNER

Riverbend Charlotte LLC

PETITIONER

Riverbend Charlotte LLC

AGENT/REPRESENTATIVE

Dale Davis, Yarbrough-Williams & Houle

COMMUNITY MEETING

Meeting is not required.

STAFF

RECOMMENDATION

Staff recommends approval of the petition.

Plan Consistency

The petition is inconsistent with the *Northwest District Plan* recommendation, as amended by rezoning petition 1998-56(C), for a day care and residential development sales office. The *General Development Policies* (GDP) supports the requested density of up to five dwelling units per acre.

Rationale for Recommendation

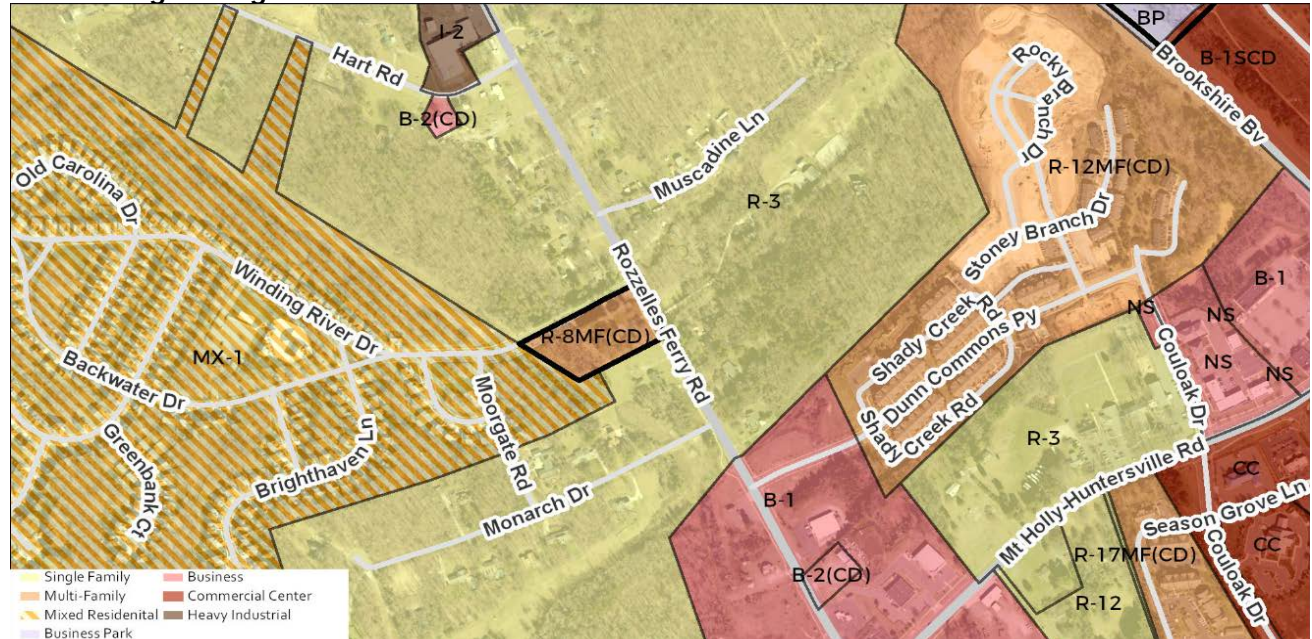
- The proposed rezoning will allow all uses in the R-5 (single family residential) district.
- The proposed density of five dwellings per acre is supported by the *General Development Policies*.
- The site is at the entrance of the Riverbend single family residential development and is consistent with the overall development pattern and context of the area.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. The R-5 (single family residential) district 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.

- **Existing Zoning and Land Use**



- The site is vacant and is part of 285 acres rezoned via petition 1998-56(C) to allow the Riverbend single family subdivision. The approved plan allows a subdivision sales office or a day care facility on the subject parcel.
- The site is surrounded by a single family neighborhoods, apartments, townhomes, commercial, institutional, and religious uses.



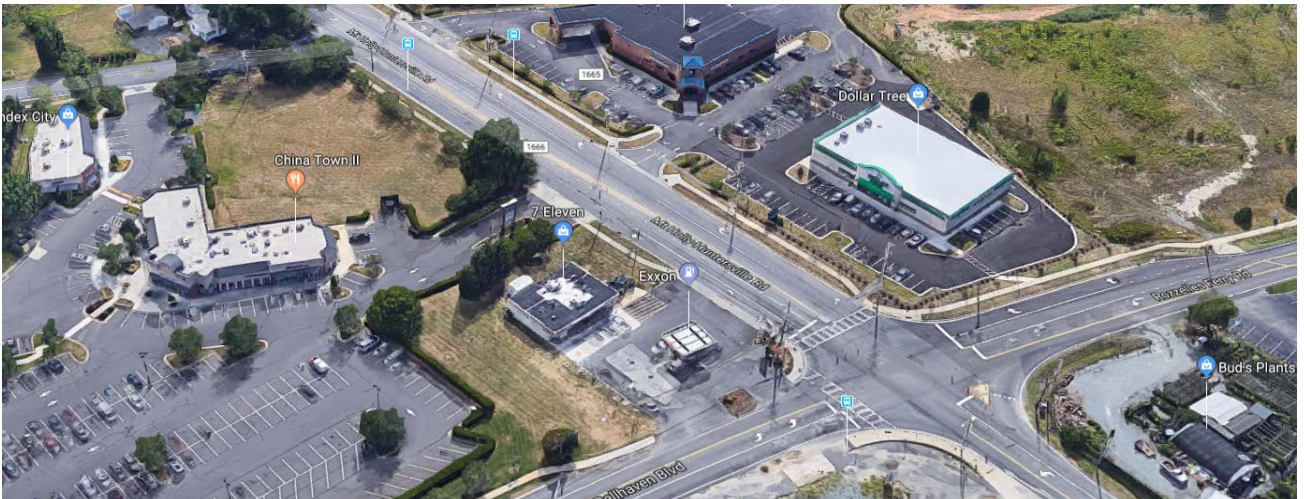
The subject property is vacant.



The subject property is part of the Riverbend subdivision.



The subject property is surrounded by single family homes.

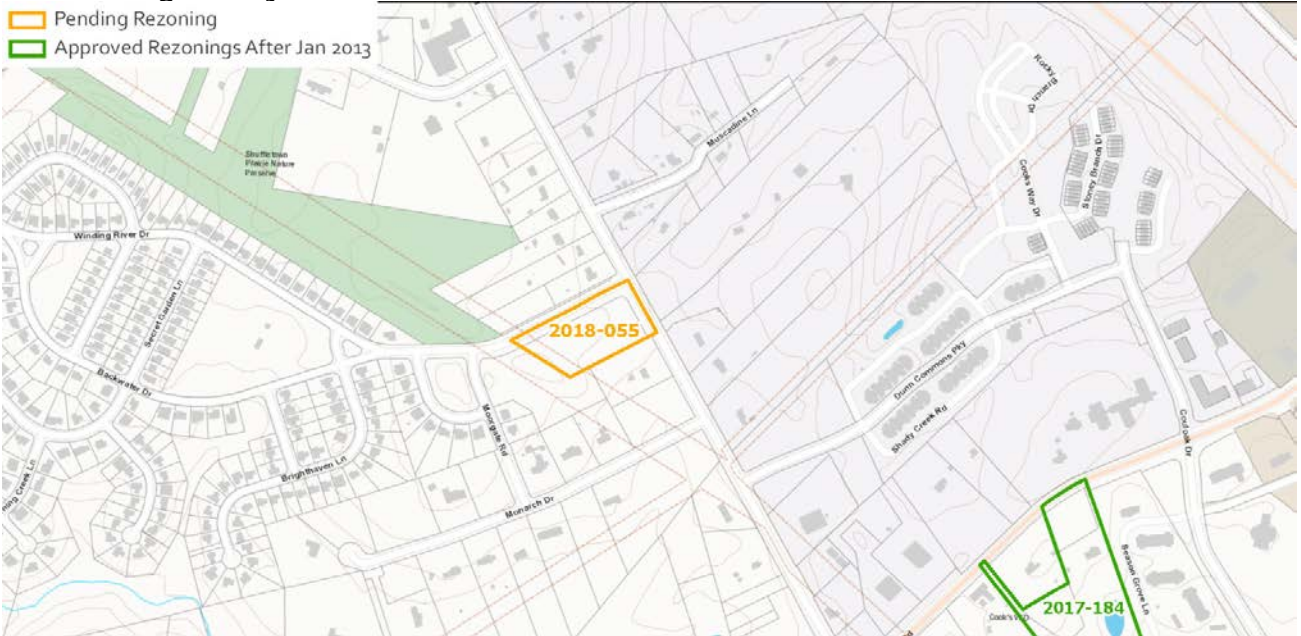


The subject property is located to the north of the Bellhaven and Mt. Holly-Huntersville intersection developed with commercial uses.

- Rezoning History in Area**

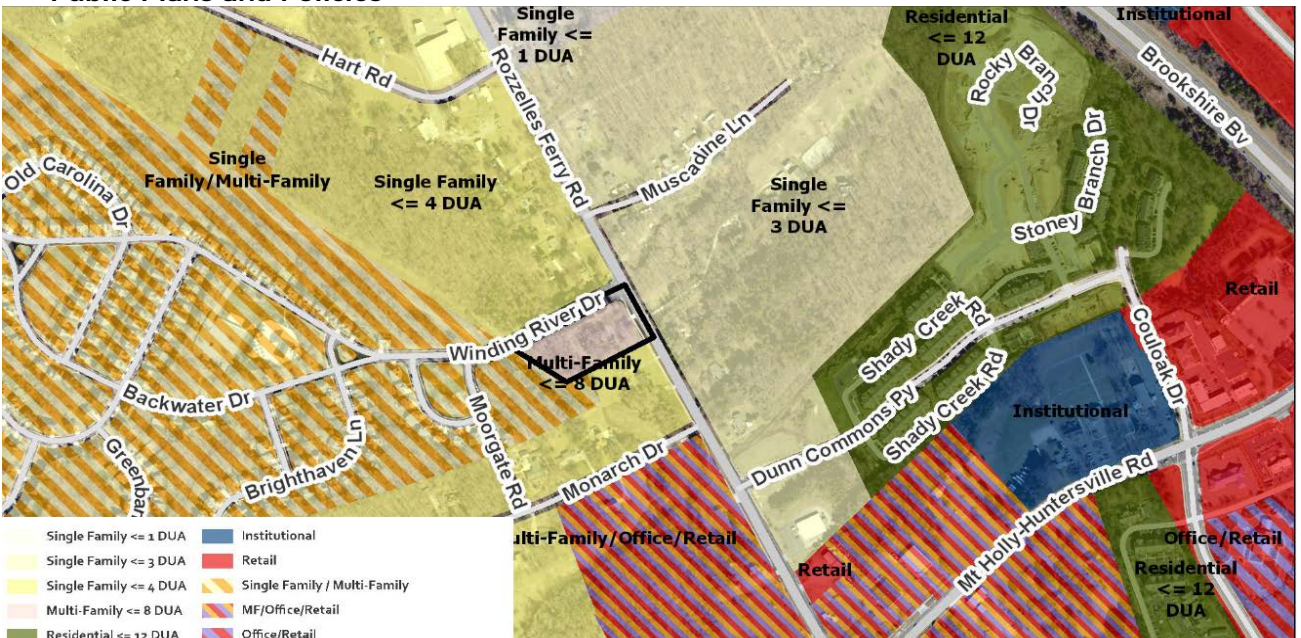
 Pending Rezoning

 Approved Rezonings After Jan 2013



| Petition Number | Summary of Petition | Status |
|-----------------|---|----------|
| 2017-184 | Rezone approximately 8.56 acres to allow all uses in the R-12 MF LWPA (multi-family residential, Lake Wylie Protected Area) district. | Approved |

- Public Plans and Policies**



- The *Northwest District Plan* (1990) as amended by rezoning petition 1998-056(C), which rezoned the property from R-3 to R-8MF(CD), allows for a day care and residential subdivision sales office.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of up to five dwellings per acre as illustrated in the table below.

| Assessment Criteria | Density Category – up to 6 du/a |
|------------------------------------|---------------------------------|
| Meeting with Staff | 1 |
| Sewer and Water Availability | 2 |
| Land Use Accessibility | 2 |
| Connectivity Analysis | 1 |
| Road Network Evaluation | 0 |
| Design Guidelines | 4 |
| Other Opportunities or Constraints | NA |
| Minimum Points Needed: 10 | Total Points: 10 |

- **TRANSPORTATION CONSIDERATIONS**

- The site is at the unsignalized intersection of a minor thoroughfare and local street.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: 220 trips per day (based on 16 apartment dwellings).
Proposed Zoning: 130 trips per day (based on 10 single family dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** Maintain 20 feet unobstructed access road width at all times for Charlotte Fire Department. No on-street parking on roads with less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 0 students, while the development allowed under the proposed zoning will produce 9 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 9 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Mountain Island Pre-K - 8 at 157%
 - Hopewell High 90%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Winding River Drive and via an existing 16-inch water transmission main located along Rozzelles Ferry Road.

Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer mains located along Winding River Drive and Rozzelles Ferry Road.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** Site lies within the Lake Wylie Protected Area and is subject to the Critical Watershed Checklist.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 3.185 acres=0.47 acres tree save. Show tree save area and calculations on site map. Tree save must contain existing healthy tree canopy. Tree save must be 30-foot minimum width.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

Attachments Online at 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 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: Claire Lyte-Graham (704) 336-3782