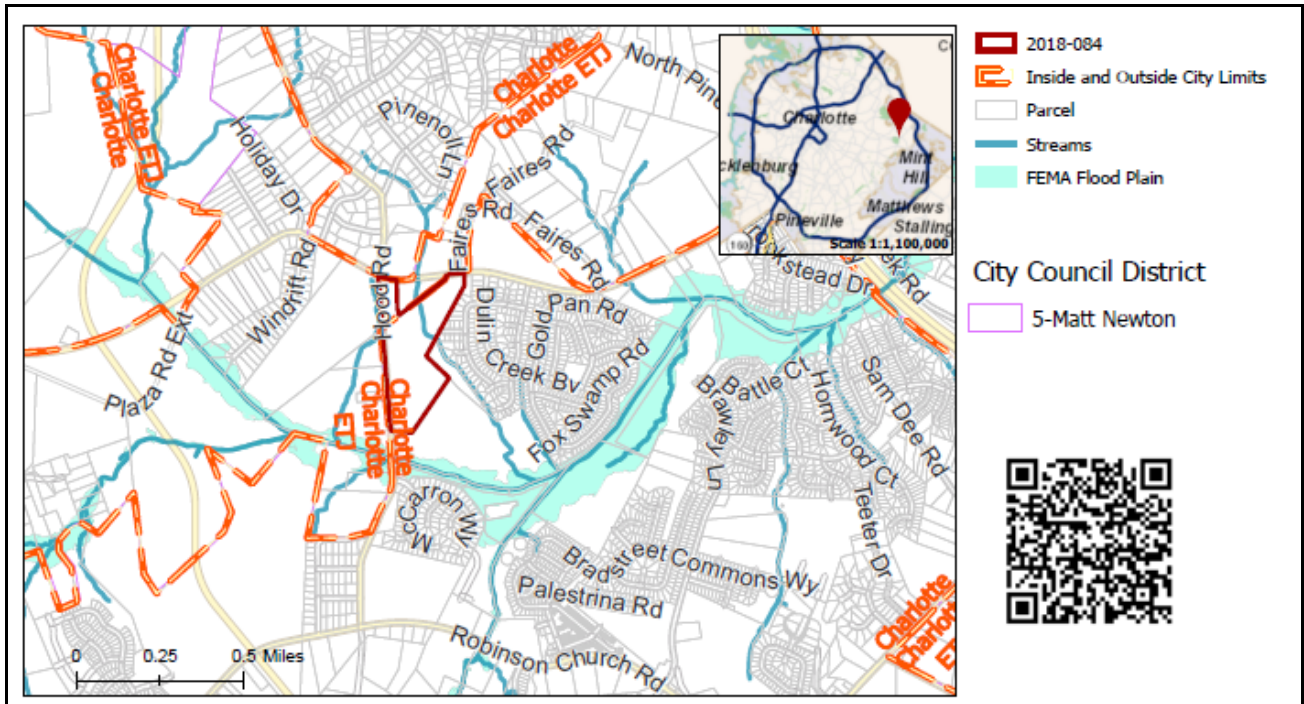


REQUEST Current Zoning: R-3 (single family, residential)
Proposed Zoning: R-4 (single family, residential)

LOCATION Approximately 42.05 acres located at the southeast intersection of Plaza Road Extension and Hood Road.
(Council District 5 - Newton)



SUMMARY OF PETITION The petition proposes to redevelop the site to allow all uses permitted in the R-4 (single family, residential) zoning district.

PROPERTY OWNER Rodney L. Purser, Carole F. Purser, and Floyd Sistrunk

PETITIONER Amicus Partners, PLLC

AGENT/REPRESENTATIVE Nicholas Parker

COMMUNITY MEETING Meeting is not required.

STAFF RECOMMENDATION Staff recommends approval of this petition.

Plan Consistency
The petition is consistent with the adopted land use of residential uses up to four dwelling units per acre for the site, per the *Rocky River Road Area Plan*.

Rationale for Recommendation

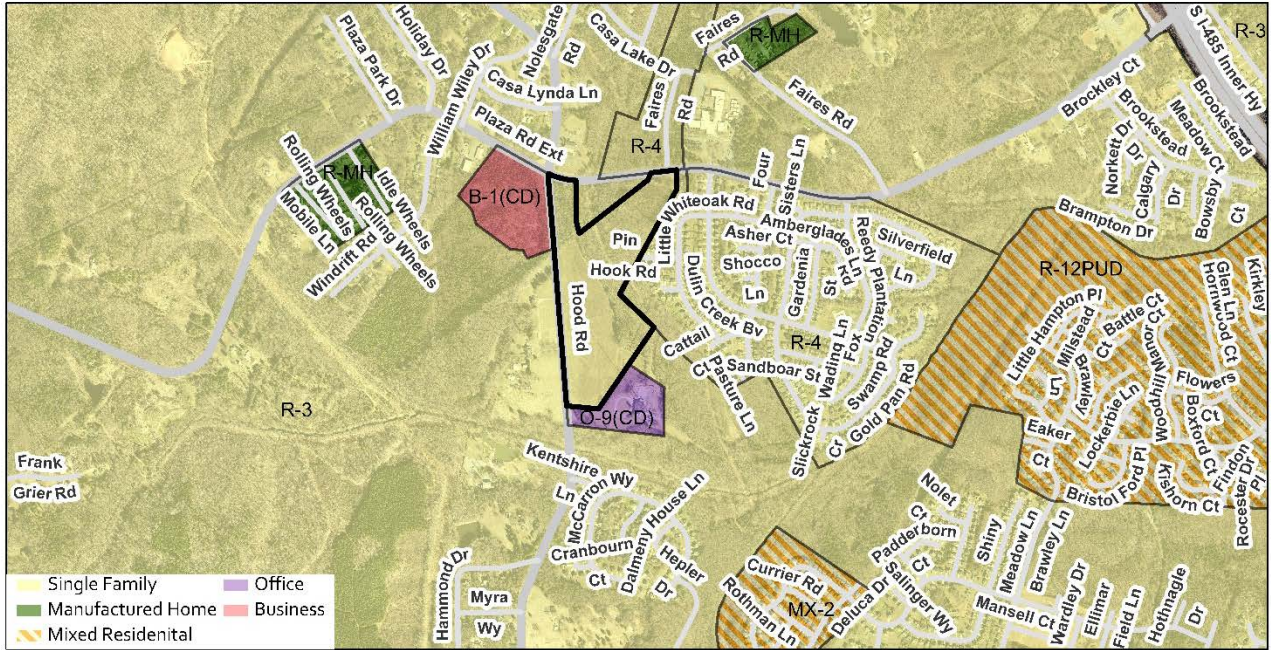
- The proposed R-4 (single family residential) zoning district is consistent with the surrounding single family zoning districts in the area, which include R-3 (single family residential) and R-4 (single family residential).
- The proposed zoning will maintain the low to moderate density residential character of the area because much of the surrounding area is also recommended for residential up to four units per acre.

PLANNING STAFF REVIEW

Proposed Request Details

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

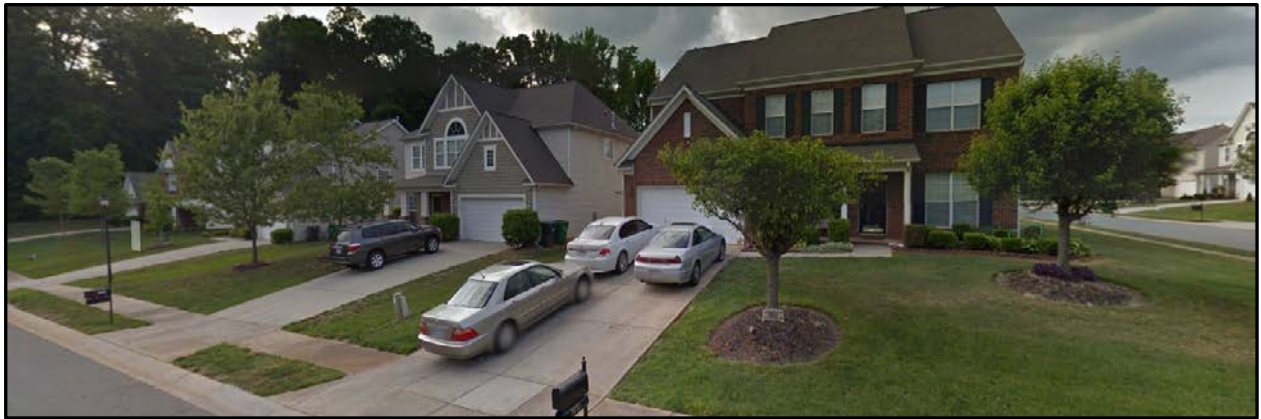
Existing Zoning and Land Use



- The subject property is zoned R-3 (single family, residential) and is vacant.
- The subject site is surrounded by single family subdivisions, large lot single family dwellings, vacant lots, a religious institution, and a small equipment repair company.



The subject property is vacant.



The property to the east along Pin Hook Road is developed with a single family neighborhood.



Property to the north along Hood Road is developed with a religious institution and vacant land.

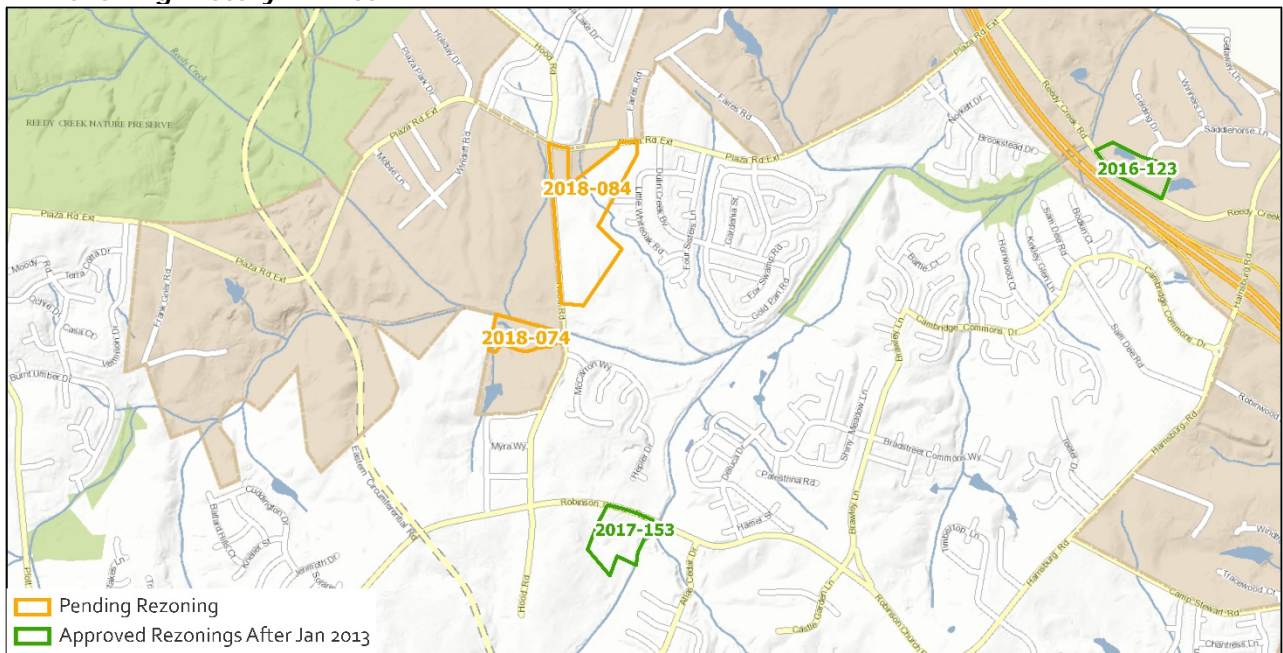


Properties to the west along Hood Road are developed with large lot residential and vacant land.



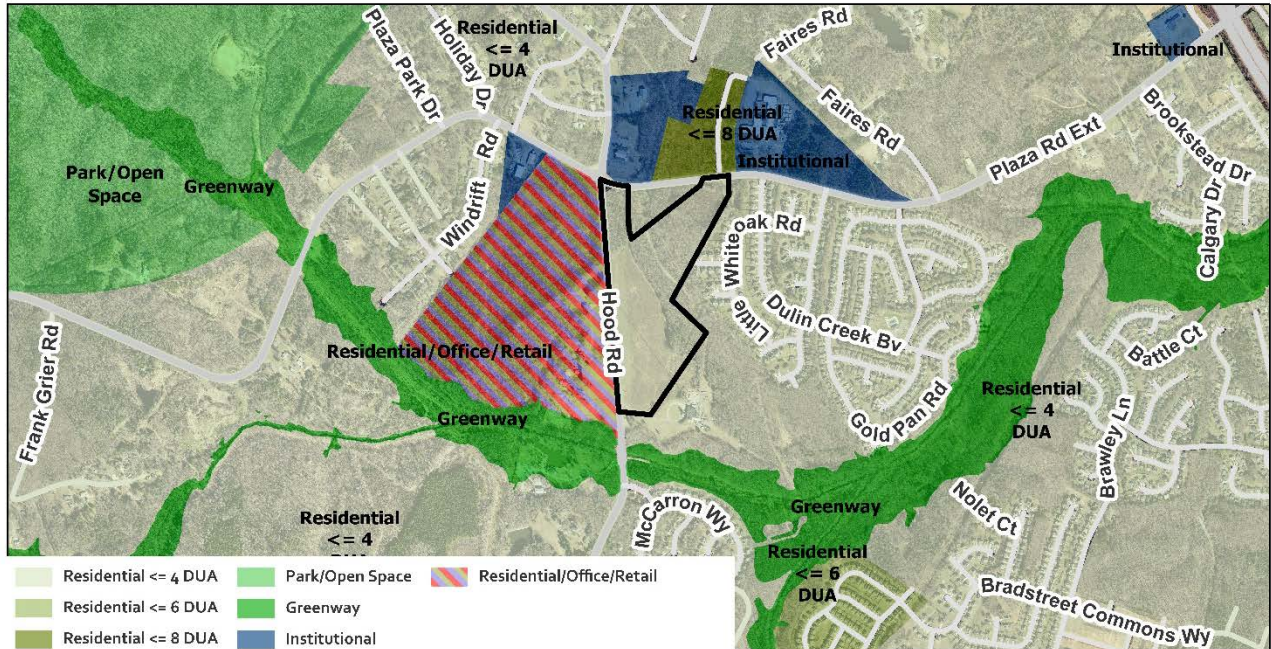
Property to the south along Hood Road is developed with a radio station tower and small equipment repair company.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-123	Rezoned 9.81 acres to INST (CD) (institutional, conditional) to allow a maximum 67,000-square foot, 750-seat religious institution and associated uses.	Approved
2017-153	Rezoned 13.99 acres to allow development of a vacant site with any use permitted in the R-6 (single family residential) district.	Approved
2018-074	Proposed rezoning of 9.25 acres to INST (CD) (institutional, conditional) to use existing structures to allow up to 4,158 square feet of building area for a conference center use including facilities for weddings and receptions.	Pending

• **Public Plans and Policies**



- The *Rocky River Road Area Plan* (2006) recommends residential up to four units per acre.
- The land use goals of the *Rocky River Road Area Plan* seek to establish a land use pattern that is sensitive to the area's existing character, natural resources, and vision for the future while considering the projected growth and development.

• **TRANSPORTATION CONSIDERATIONS**

- The site is at the signalized intersection of Hood Road (minor thoroughfare) and Plaza Road Extension (minor thoroughfare). Located in a wedge outside Route 4, the site is within the limits of the *Rocky River Road Area Plan*.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant site).

Entitlement: 1,270 trips per day (based on 123 dwellings).

Proposed Zoning: 1,640 trips per day (based on 164 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:** No on street parking on roads less than 26-foot clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 77 students, while the development allowed under the proposed zoning will produce 102 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 25 students.
 - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Reedy Creek Elementary from 119% to 125%
 - North Ridge Middle from 107% to 110%
 - Rocky River High from 90% to 91%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water transmission main located along Hood Road. 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.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.

- **Land Development:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** Site must comply with the tree ordinance. Single family detached development is required to provide 10% tree save area based on gross acreage. 10% of 42.05 acres = 4.20 acres tree save. (Note: This is a conventional rezoning, therefore this issue will be addressed during permitting.)
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Pre-hearing Staff Analysis
- Post Hearing Staff Analysis
- Zoning Committee Recommendation
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Michael Russell (704) 353-0225