

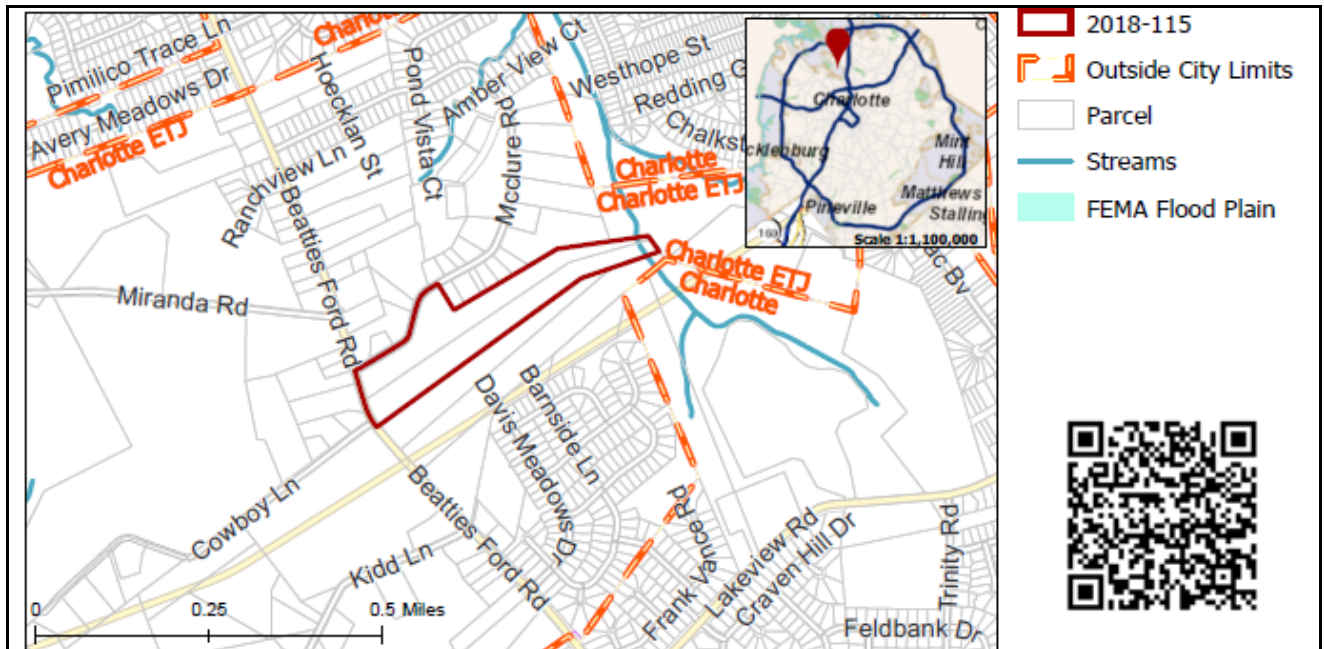
**REQUEST**

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

**LOCATION**

Approximately 20.08 acres located on the east side of Beatties Ford Road, south of Miranda Road, north of Lakeview Road.

(Outside City Limits)



**SUMMARY OF PETITION**

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

**PROPERTY OWNER**

Naomi Lee

**PETITIONER**

JDSI, LLC

**AGENT/REPRESENTATIVE**

Judson Stringfellow

**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 *Northlake Area Plan*.

Rationale for Recommendation

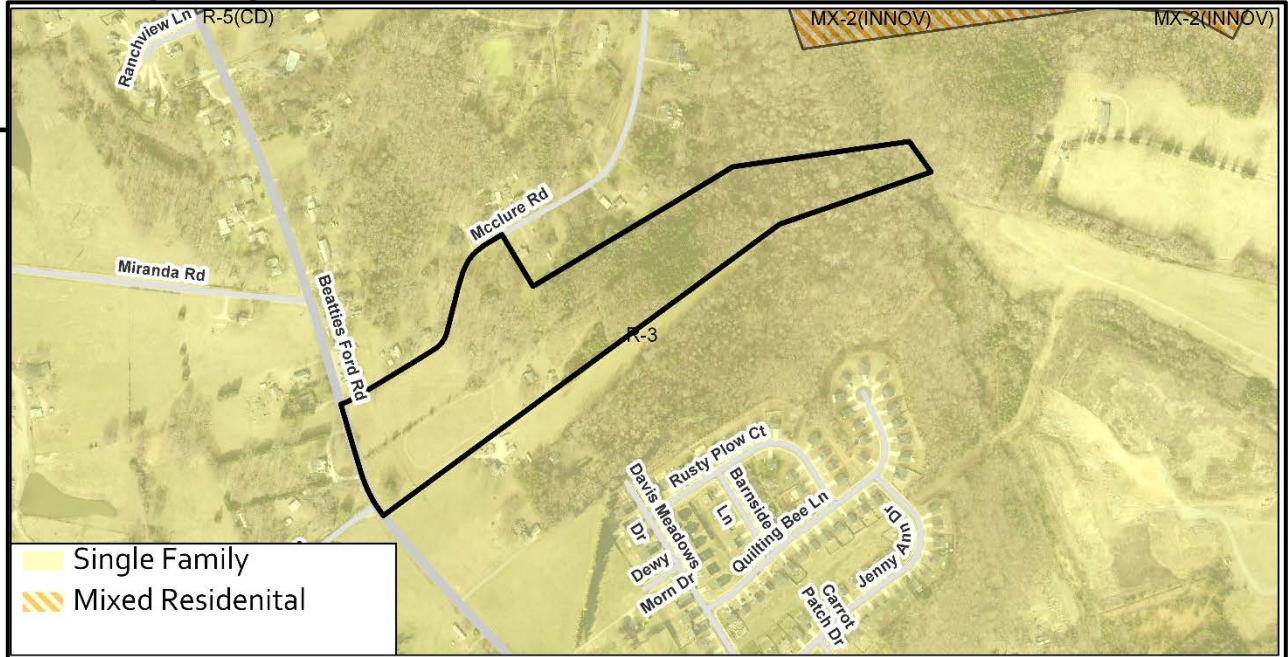
- The proposed zoning district of R-4, is consistent with the adopted future land use of residential up to four dwelling units per acre.
- The surrounding area is developed mostly as single family, low density residential, consistent with the proposed R-4 zoning district.
- The only differences between the R-3 and R-4 zoning districts are the slight increase in density and some minimal lot dimensions related to lot size, width, rear and side yard requirements.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition, which applies all the standards, regulations, and uses in the R-4 zoning district.

- **Existing Zoning and Land Use**

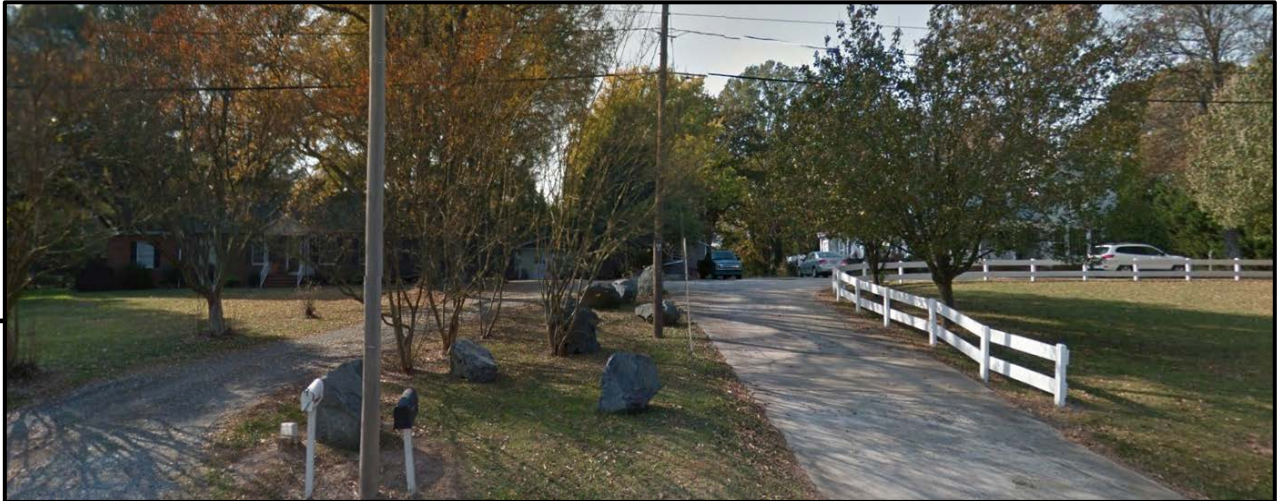


- The subject property is zoned R-3 (single family residential) and is developed with two single family homes.
- Surrounding land uses are residential dwellings.



The subject property is developed with two single-family homes.





Properties to the west along Beatties Ford Road are developed with single-family homes.



Properties to the north along McClure Road are developed with single-family homes.



Properties to the south along Beatties Ford Road are developed with large lot residential and open land.





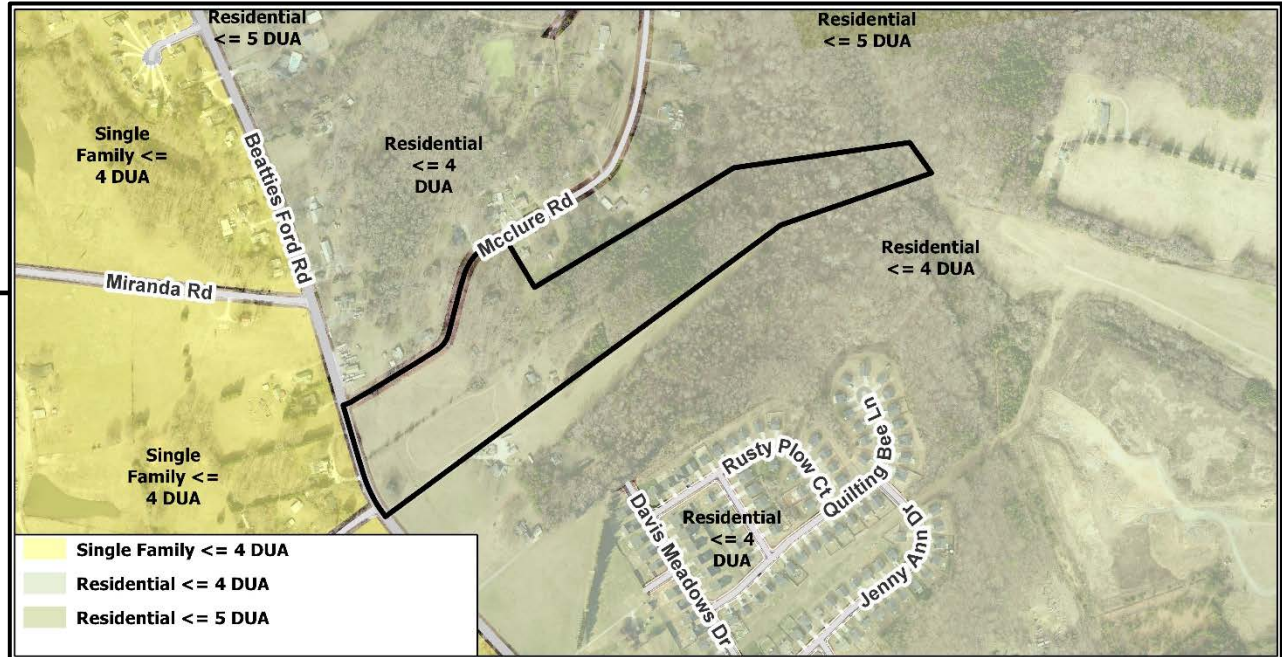
Properties to the east are developed with large lot residential and open land.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2013-047	Rezoned approximately 26.68 acres to UR-2(CD) (urban residential, conditional) to allow up to 324 multi-family residential units.	Approved
2014-076	Rezoned 6.94 acres to INST(CD) (institutional, conditional) for the redevelopment of the site to allow a 24,075-square foot dependent living facility with up to 50 beds and associated accessory uses.	Approved
2016-053	Rezoned 14.20 acres to UR-2(CD) (urban residential, conditional) to allow 260 multi-family residential uses.	Approved
2016-101	Rezoned 34.47 acres to INST(CD) (institutional, conditional) and INST(CD) SPA (institutional, conditional, site plan amendment) to allow an expansion to the existing Shining Hope Farms riding farm.	Approved

- **Public Plans and Policies**



- The *Northlake Area Plan* (2008) recommends residential up to four dwelling units per acres for this site and surrounding area.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a minor thoroughfare and minor collector that each lack curb, gutter, planting strip, and sidewalk. During permitting CDOT will work with the petitioner to locate curb and gutter and implement planting strip and sidewalk to city standards on both public streets.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 10 trips per day (based on 1 single family dwelling).  
Entitlement: 660 trips per day (based on 60 single family dwellings).  
Proposed Zoning: 860 trips per day (based on 80 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 comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 31 students, while the development allowed under the proposed zoning will produce 42 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 11 students.
  - The proposed development is projected to impact the school utilization over existing condition (without mobile classroom units) as follows:
    - Hornets Nest Elementary to increase from 106% to 109%
    - Ranson Middle to remain at 109%
    - Hopewell High to remain at 89%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along McClure Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 12-inch gravity sewer main located on the eastern portion of the subject property, east of Long Creek tributary.

- **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No outstanding issues.
    - **Land Development:** No outstanding issues.
    - **Storm Water Services:** No outstanding issues.
    - **Urban Forestry:** No outstanding issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Locator Map
- Pre-hearing staff analysis
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - 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