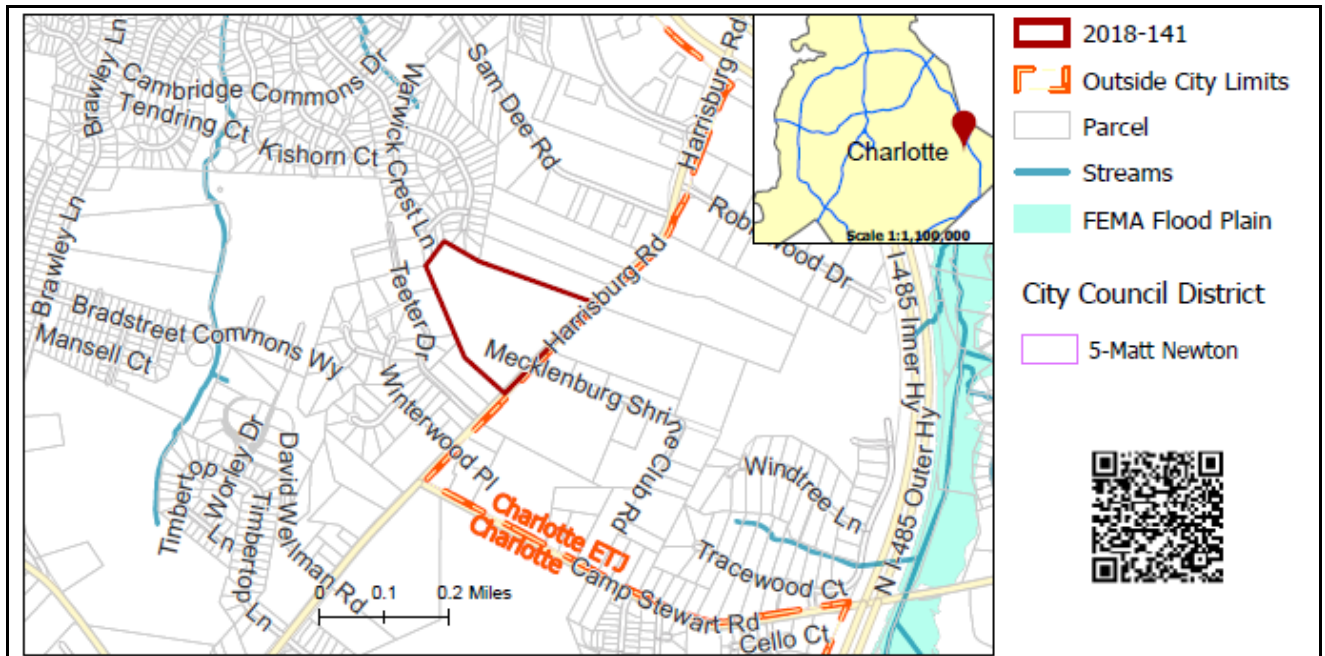


**REQUEST**

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

**LOCATION**

Approximately 17.9 acres located on the west side of Harrisburg Road, north of Camp Stewart Road west of Mecklenburg Shrine Club Road.  
(Council District 5 - Newton)



**SUMMARY OF PETITION**

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

**PROPERTY OWNER**

Margaret Teresa Long

**PETITIONER**

Broadstreet Homes

**AGENT/REPRESENTATIVE**

Sara Shirley, American Engineering

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Rocky River Road Area Plan*, which recommends residential uses up to four dwelling units per acre.

Rationale for Recommendation

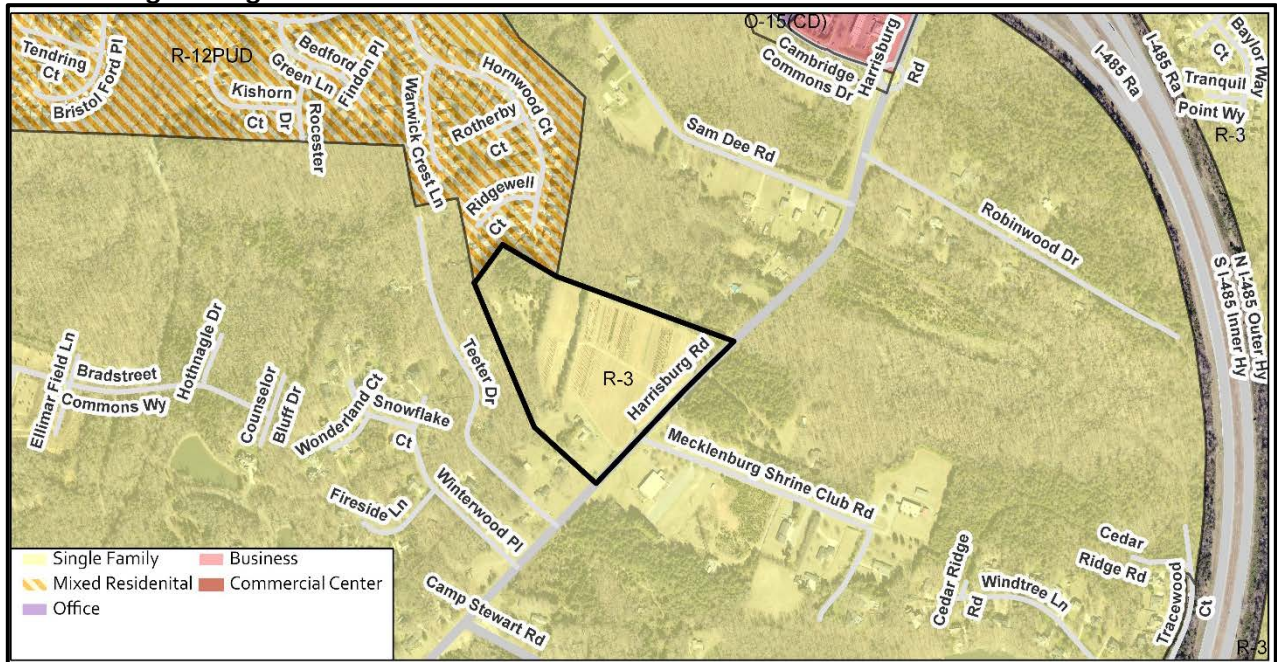
- The proposed R-4 (single family residential) zoning district is consistent with the surrounding single family zoning districts in the area, which include R-3 (single family residential) and R-12 PUD (residential, planned unit development).
- The proposed zoning will maintain the low to moderate density 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 developed with a single family dwelling, but the majority of the site is used for agricultural purposes. Surrounding properties are developed with single family detached dwellings, and an institutional use is located across Harrisburg Road. Nonresidential uses consisting of an eating/drinking/entertainment establishment, automotive service station, and a strip shopping center are located to the north fronting I-485 and Harrisburg Road.



The subject property is developed with a single-family home.





Properties to the north along Harrisburg road are developed with large lot residential homes.



Properties to the south along Harrisburg Road are developed with large lot residential homes.



The property to the east along Mecklenburg Shrine Club Road is developed with a church.





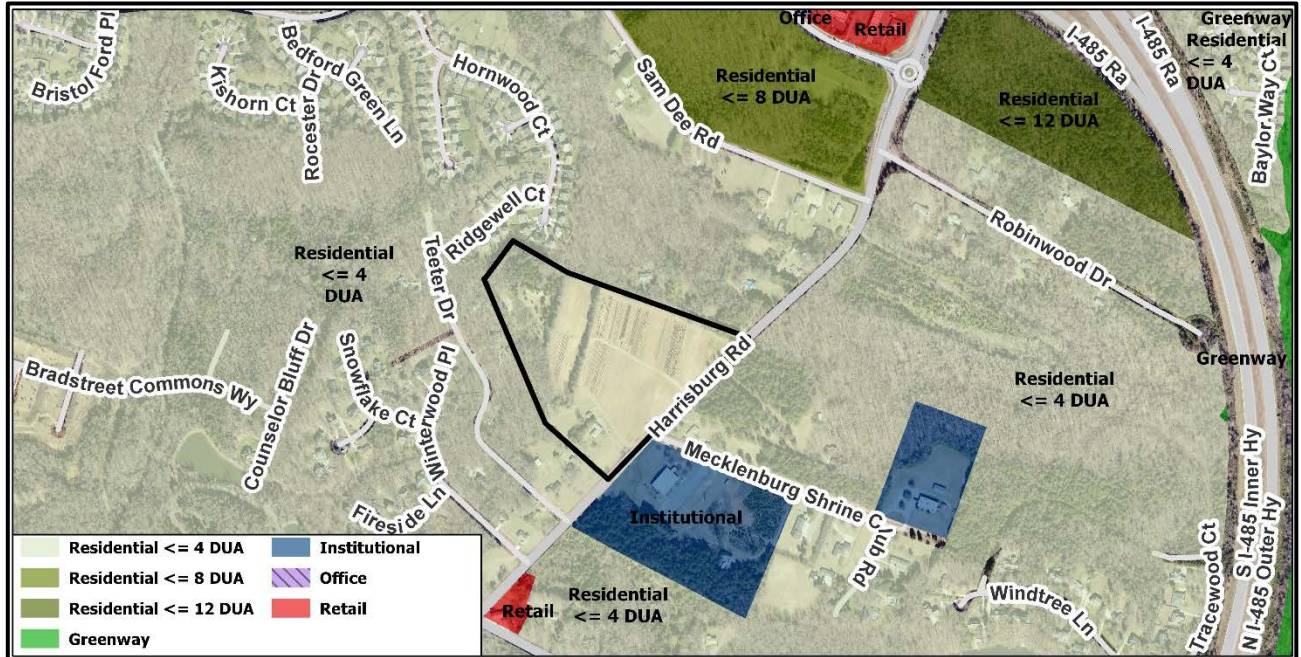
The properties to the west along Winterwood Place are developed with single family homes.

#### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-005	Rezoned approximately 141.9 acres to R-5(CD) (single family residential, conditional), to allow 350 single family detached dwelling units, at a density of 2.46 units per acre.	Approved
2017-153	Rezoned approximately 13.99 acres to R-6 (single family residential) to allow any use permitted in the R-6 district.	Approved
2016-123	Rezoned approximately 9.81 acres to INST(CD) (institutional, conditional) to allow a maximum 67,000-square foot, 750-seat religious institution and associated uses.	Approved

- **Public Plans and Policies**



- The *Rocky River Road Area Plan* (2006) recommends residential uses up to four dwelling units per acre.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a major thoroughfare, Harrisburg Road, that lacks curb, gutter, and sidewalk. During permitting, CDOT will work with the petitioner to upgrade the streetscape along Harrisburg Road to current city standards. Additionally, CDOT will work with the petitioner and the Planning Department to determine the location of required public streets.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 10 trips per day (based on one single family detached dwelling).
      - Entitlement: 590 trips per day (based on 53 single family detached dwellings).
    - Proposed Zoning: 770 trips per day (based on 71 single family detached 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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 33 students, while the development allowed under the proposed zoning will produce 43 students. Therefore, the net increase in the number of students is 10 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Reedy Creek Elementary from 115% to 118%
    - Northridge Middle from 125% to 128%
    - Rocky River High from 86% to 87%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Harrisburg Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to Charlotte Water to serve this parcel.
- **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 comments submitted.
  - **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
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Department of Solid Waste Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - Erosion Control
    - Land Development
    - Storm Water
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Sonja Strayhorn Sanders (704) 336-8327