

REQUEST

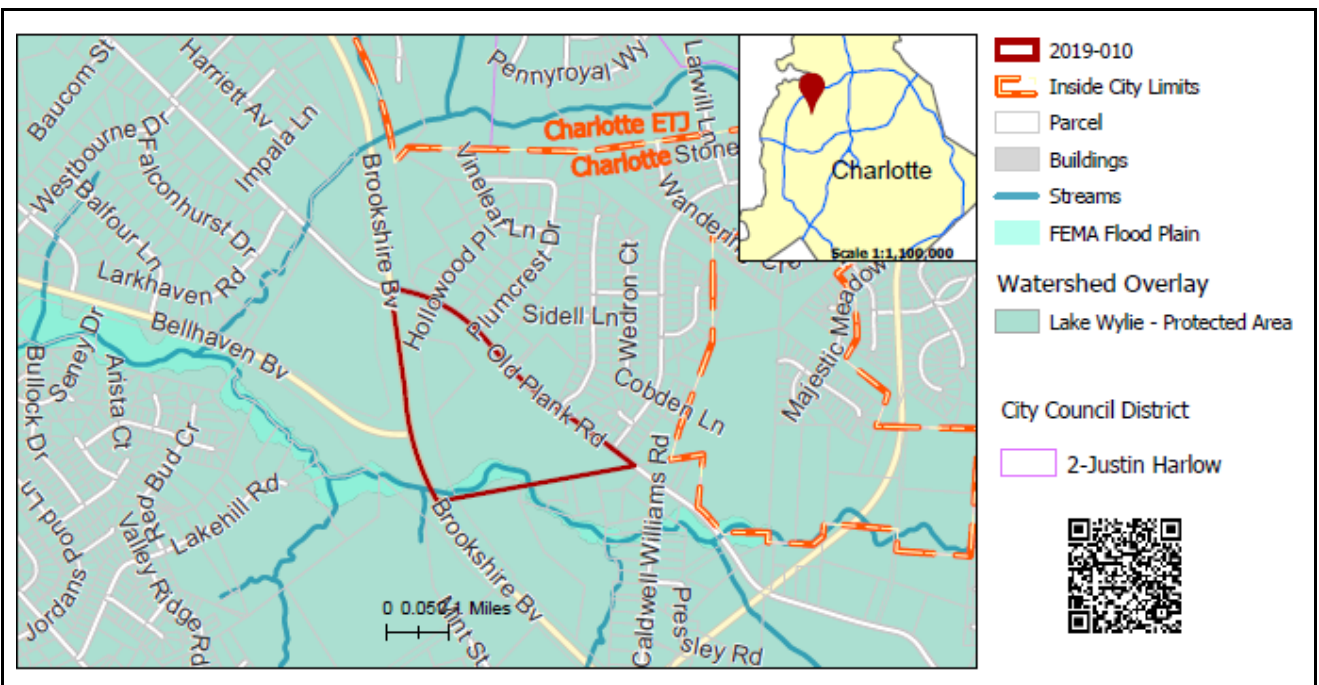
Current Zoning: R-3 LWPA (single family residential, Lower Lake Wylie Protected Area) and I-1 LWPA (light industrial, Lower Lake Wylie Protected Area)

Proposed Zoning: R-6 LWPA (single family residential, Lower Lake Wylie Protected Area) and R-8 LWPA (single family residential, Lower Lake Wylie Protected Area)

LOCATION

Approximately 33.48 acres located on the east side of Brookshire Boulevard at the intersection of Old Plank Road.

(Council District 2 - Harlow)



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the R-6 (single family residential) and R-8 (single family residential) zoning districts.

PROPERTY OWNER

Grace Andrews et al

PETITIONER

JDSI, LLC

AGENT/REPRESENTATIVE

Judson Stringfellow

COMMUNITY MEETING

Meeting is not required.

STAFF

RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The residential land use is consistent with the *Northwest District Plan* recommendation for most of the site, but inconsistent for a small portion of the site at the southwest corner recommended for industrial use. The proposed density of eight dwellings per acre is consistent for the northwestern portion of the site which is recommended for multi-family development. The proposed density of six dwellings per acre is inconsistent for the eastern portion of the site which the plan recommends for four dwellings per acre.

Rationale for Recommendation

- The R-6 zoning district is a single-family district that only permits detached dwellings by-right. The R-8 district is also a single-family district; however, it permits detached and attached dwellings (duplex, triplex, and quadplex) by-right.
- The rezoning of the northwest portion of the site for single family use at eight dwellings per acre represents a reduction in intensity from the plan recommendation of multi-family residential.
- Single family residential use at the east end at six dwellings per acre is an increase over the plan recommendation of four dwellings per acre, however, this is compensated by the reduced density to the west.
- The southwest portion of the site is recommended for industrial development. However, the adjacent area zoned for and expected to remain in industrial use is separated from the site by a proposed greenway and water quality buffer. This natural buffer will provide separation between residential use and the remaining industrial land use.
- The overall development unifies contiguous property with multiple land use recommendations into a single development.

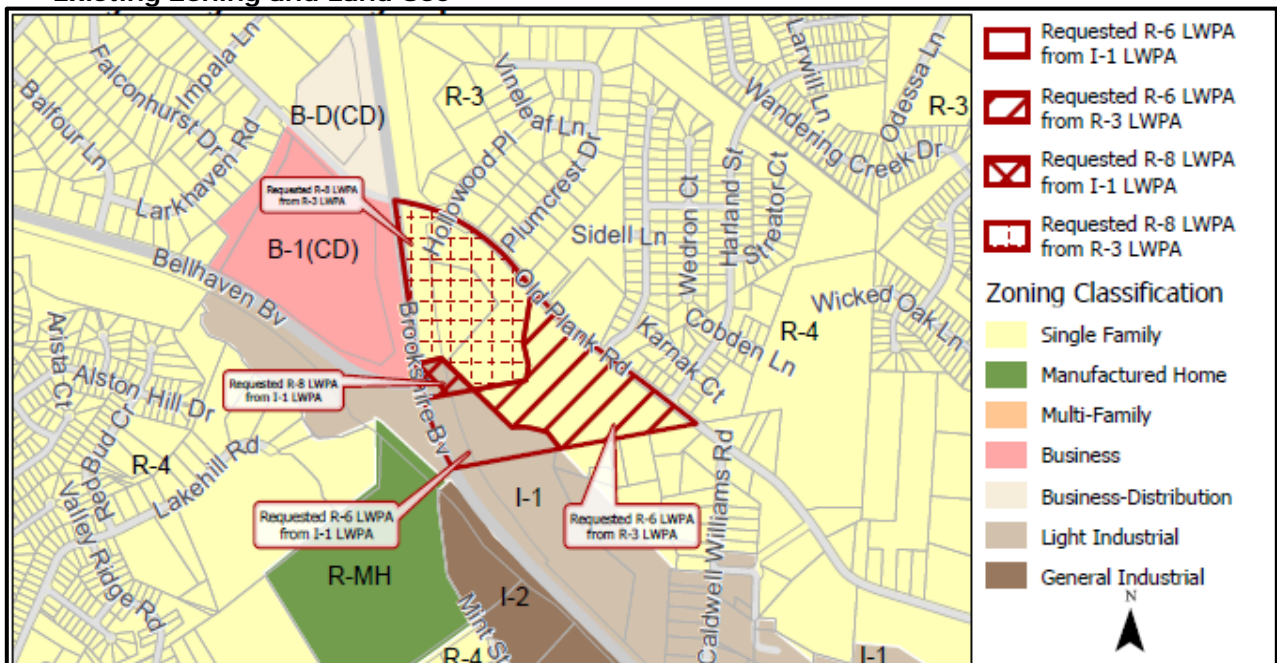
The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from multi-family residential, single family residential up to 4 dwellings per acre, and industrial, to single family residential use, with portions at 6 and 8 dwellings per acre for the site.

PLANNING STAFF REVIEW

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. All the standards, regulations, and uses in the R-6 (single family residential) and R-8 (single family residential) zoning districts applies.

• **Existing Zoning and Land Use**



- The subject property is zoned R-3 (single family residential) and I-1 (light industrial) and is undeveloped.
- Surrounding land uses are single family homes, warehouse use, and undeveloped land.



The subject property is undeveloped.



The property to the west along Brookshire Boulevard is undeveloped.



The property to the east along Old Plank Road is developed with single family homes.

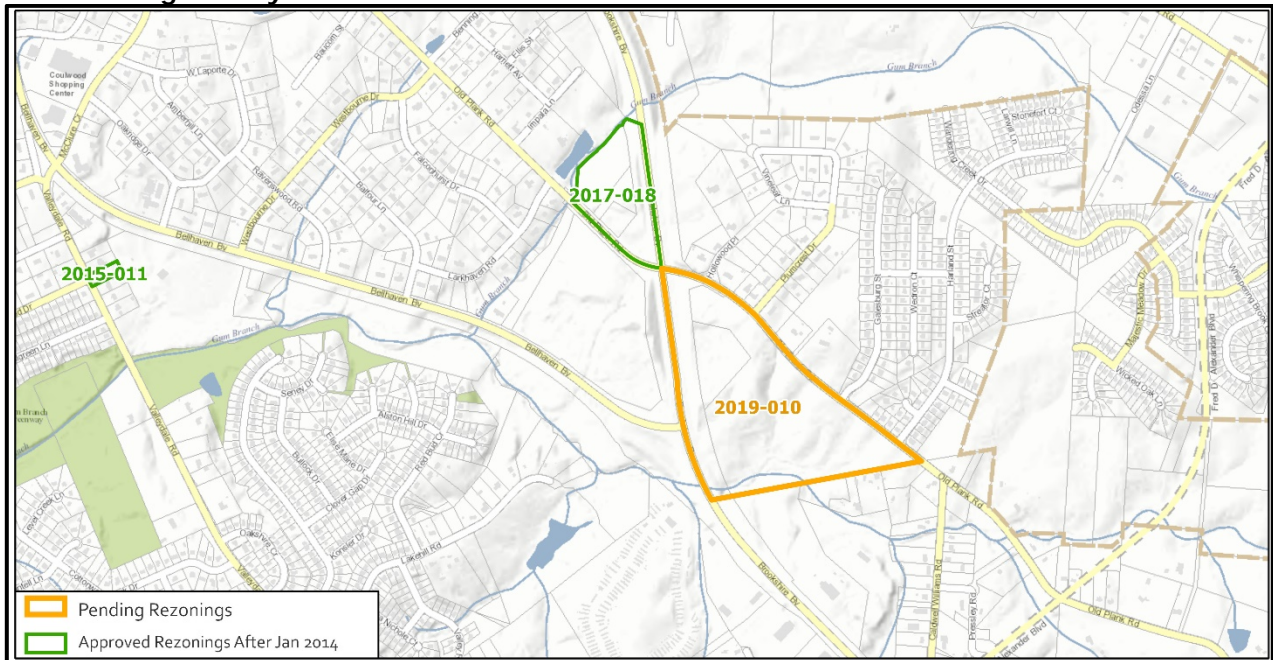


The property to the south along Brookshire Boulevard is developed with a warehouse use.



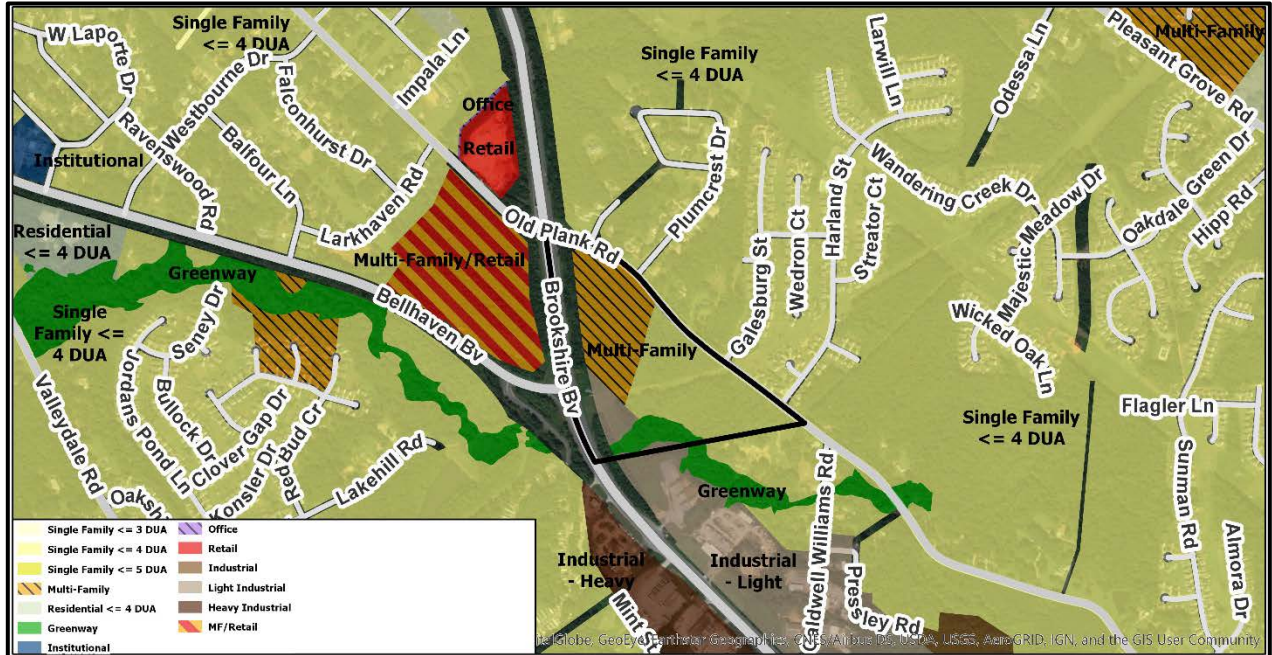
The property to the north along Old Plank Road is developed with single family homes.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-011	Proposed to rezone 0.50 acres to allow the construction of a child care facility for up to 40 children.	Denied
2017-018	Rezoned 5.96 acres to allow the development of a 100,000-square foot self-storage facility and management office.	Approved

- **Public Plans and Policies**



- The *Northwest District Plan* (1990) recommends multi-family development at the corner of Old Plank Road and Brookshire Boulevard, and single-family development at a density of up to four dwellings per acre eastward along Old Plank Road. The southwest portion of the site is recommended for industrial development.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is at the intersection of a Class 2 major thoroughfare and minor thoroughfare. There is no existing curb and gutter or sidewalk along the property frontage. CDOT will work with the petitioner during permitting to determine street and driveway locations as well as required streetscape improvements.
 - **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: 960 trips per day (based on 86 dwellings and 4,540 square-feet of warehouse use).
Proposed Zoning: 2,230 trips per day (based on 229 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 44 students, while the development allowed under the proposed zoning will produce 111 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 67 students.
 - The proposed development is projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Mountain Island Lake Academy Pre-K-8 from 149% to 163%
 - West Mecklenburg High from 83% to 85%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Old Plank Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing eight-inch gravity sewer main located along Old Plank Road and an existing eight-inch and 12-inch gravity sewer main located within the rezoning boundary.

- **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

- Application
- Locator Map
- Pre-hearing staff analysis
- 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
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Michael Russell (704) 353-0225