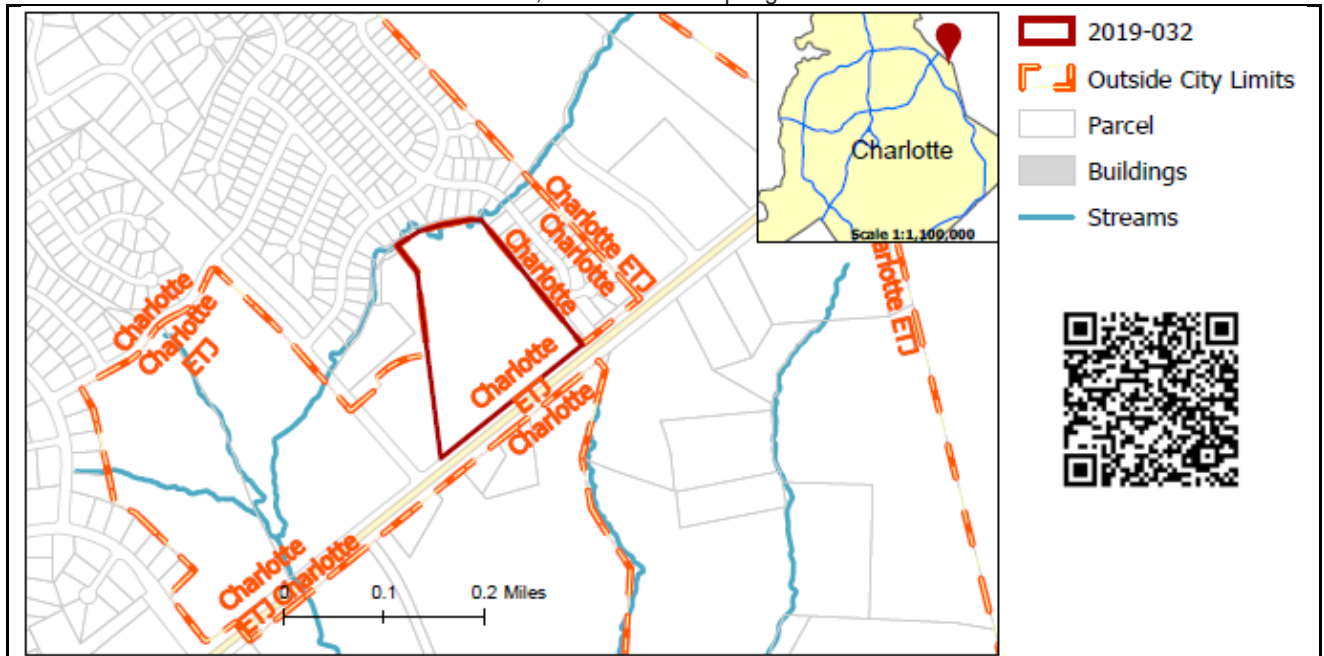


**REQUEST**

Current Zoning: R-3 (single-family residential), R-17MF(CD) (multi-family residential, conditional), and MX-2 (mixed-use)  
Proposed Zoning: R-17MF (multi-family residential)

**LOCATION**

Approximately 14.72 acres located on the northwest side of Highway 29 North, to the east of Caprinton Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the R-17MF district.

**PROPERTY OWNER**

Christenbury Family, LLC

**PETITIONER**

US Developments, Inc.

**AGENT/REPRESENTATIVE**

Weston Boles

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends denial of this petition.

Plan Consistency

The petition is **inconsistent** with the *Northeast Area Plan* (2000) recommendation for residential land uses up to 8 dwelling units per acre and/or institutional land uses.

Rationale for Recommendation

- The *Northeast Area Plan* (2000) recommends residential land uses up to 8 dwelling units per acre and/or Institutional land uses for this site.
- The zoning district requested, R-17MF would more than double the density recommended in the adopted land use plan.
- The site abuts a lower density, single family residential neighborhood (4.5 DUA) to the north and east, and does not provide appropriate guarantees for compatibility.
- The R-17MF(CD) zoning adjacent to the west has the uses limited to a day care center, an assisted living facility, and/or a community recreation center, and is not similar to the proposed uses on this site.

- While there are multi-family units on the other side of Caprington Avenue, the units in that project were separated from adjacent single family uses with appropriate site plan conditions. The multi-family in this project is directly adjacent to single-family residential and could create compatibility concerns, particularly without a conditional plan to determine how they will integrate and be designed.

The approval of this petition will revise the adopted future land use as specified by *The Northeast Area Plan*, from mixed use – residential (8 DUA), Institutional recommended use to multi-family recommended use for the site.

## PLANNING STAFF REVIEW

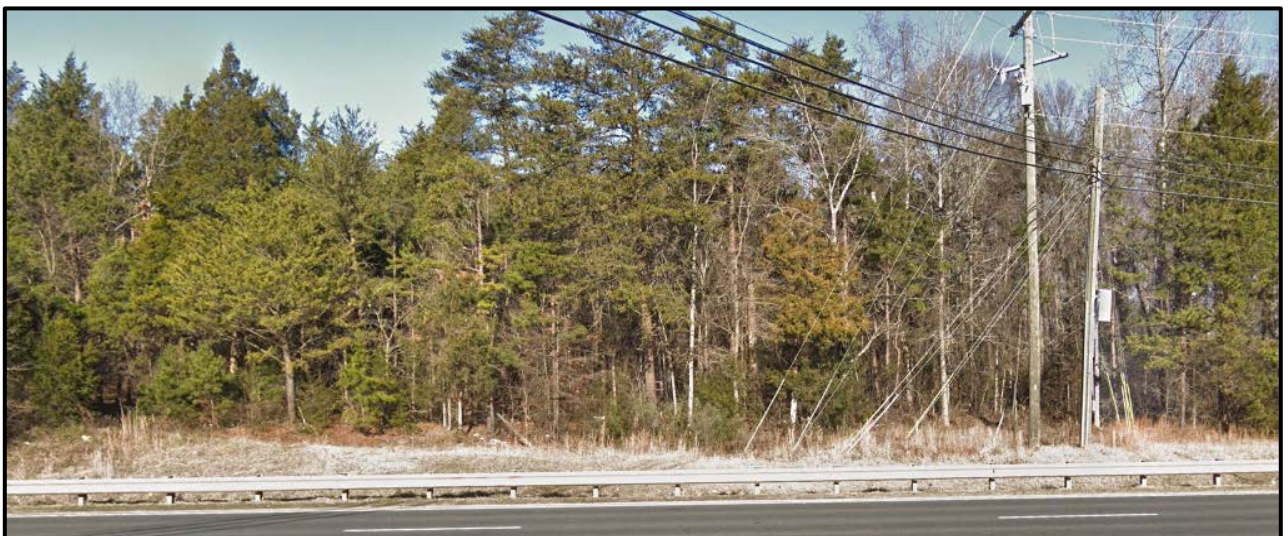
- Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. It allows all uses permitted in the R-17MF district.

- Existing Zoning and Land Use**



The subject site is zoned R-3 and vacant. It is surrounded by a mixture of residential and commercial zoning and land uses. See images below for more details



The subject property is undeveloped.





The property to the northeast along Wrayhill Drive is developed with single-family homes.

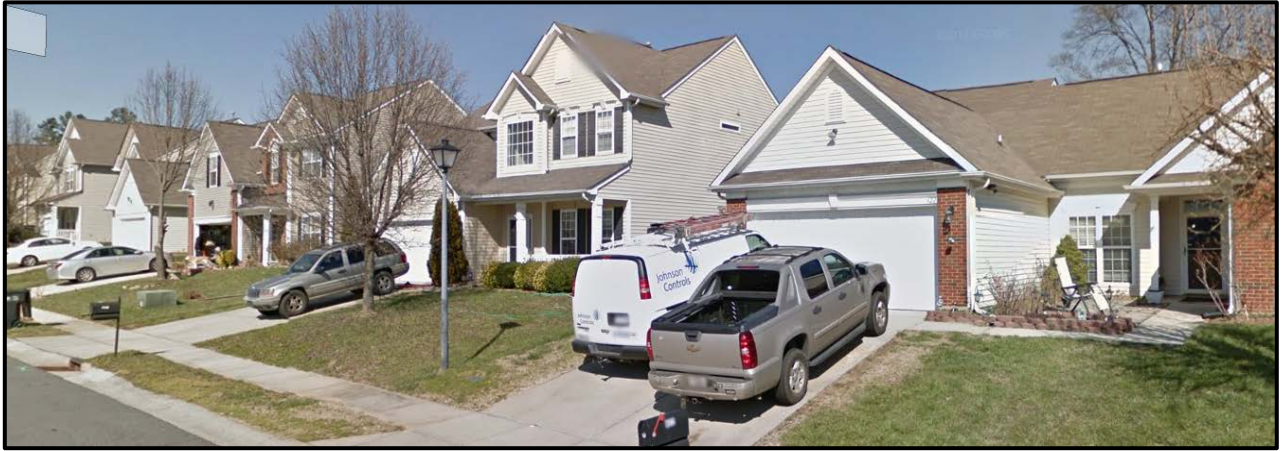


The property to the southwest along Caprington Avenue is developed with apartments.



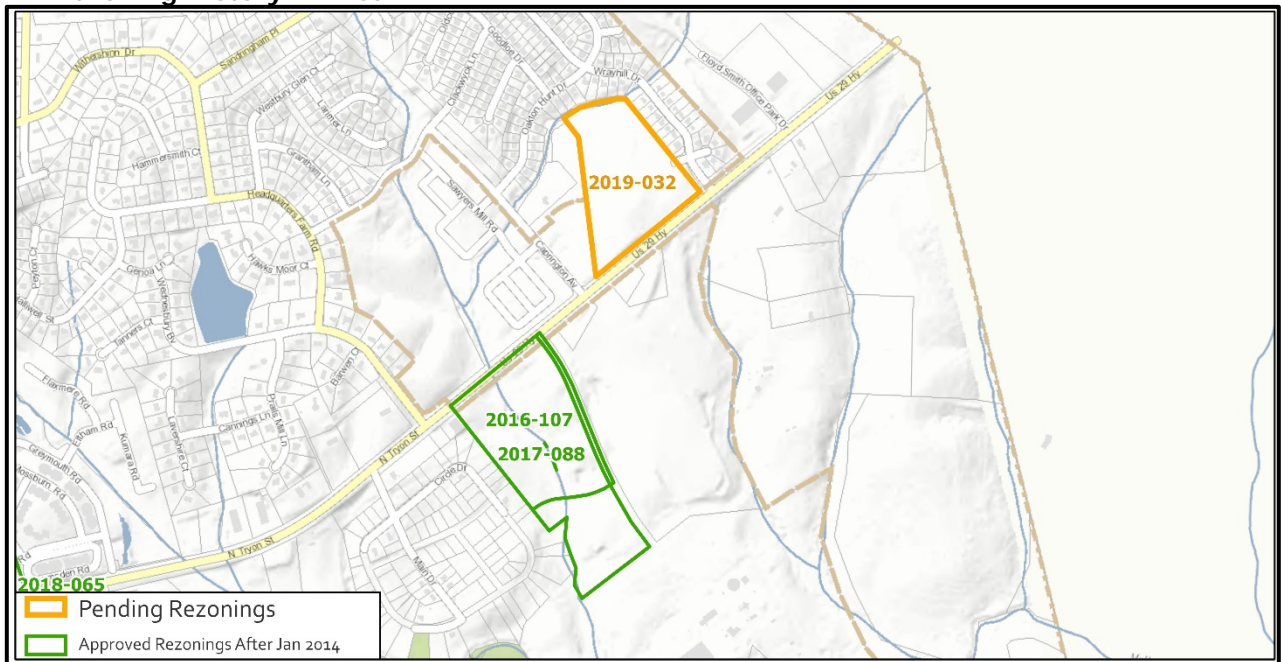
The property to the southeast along Hwy 29 is being developed with a a senior living community with residential and commercial uses. It is currently under construction.





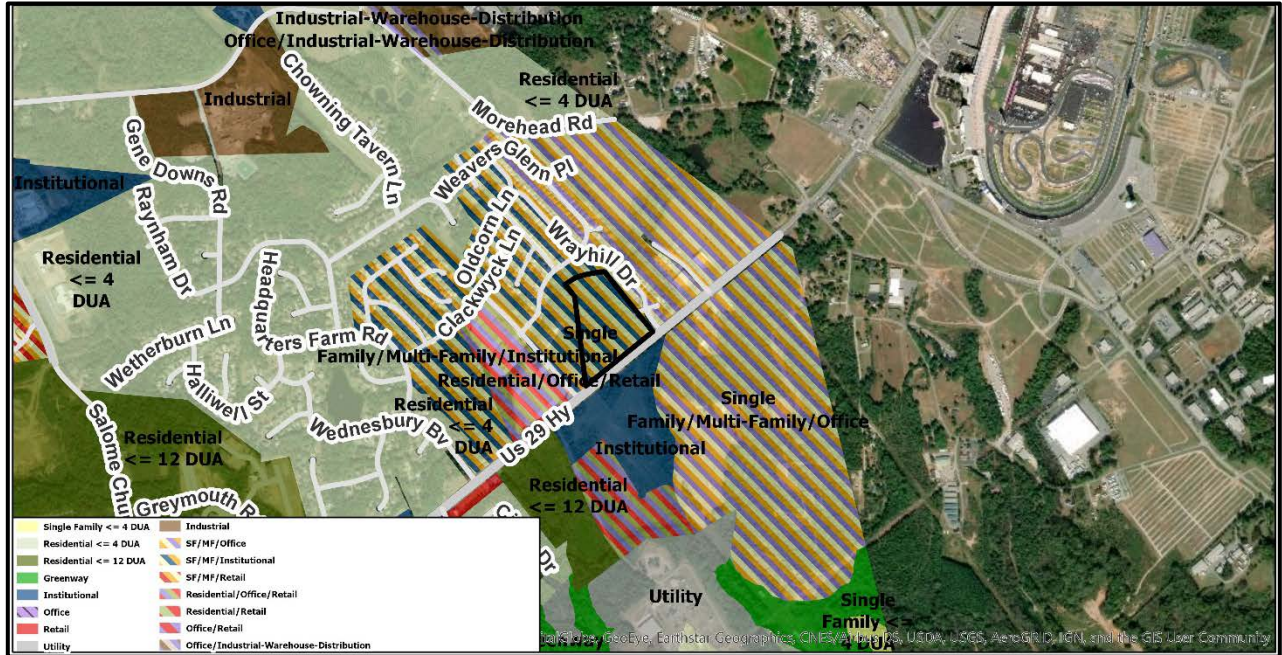
The property to the northwest along Goodloe Drive is developed with single-family homes.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-107	Rezoned 15.86 acres to UR-C(CD) and UR-C(CD) SPA to allow up to 275 multi-family dwelling units.	Approved
2017-088	Rezoned 23.3 acres to UR-C(CD) and UR-C(CD) SPA to amend the existing development rights on an undeveloped parcel to retain the 275 multi-family dwelling units and eliminate the non-residential uses permitted via previously approved rezoning petitions to amend the site layout.	Approved
2018-065	Rezoned 2.63 acres to NS SPA to amend previously approved petition 2007-047 to allow one accessory drive through window.	Approved

- **Public Plans and Policies**



- The adopted policies for this site are in the *Northeast Area Plan* (2000).
- The plan recommends Residential (up to 8 DUA) and/or Institutional land uses for this site.

## TRANSPORTATION CONSIDERATIONS

- The site is located on a major thoroughfare that lacks curb, gutter, and sidewalk. CDOT will work with the petitioner during permitting to implement streetscape improvements in accordance with city standards. Additionally, CDOT will work with the petitioner and Subdivision to design a street network to serve the site.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 0 trips per day (based on vacant land).  
Entitlement: 490 trips per day (based on 44 dwellings).  
Proposed Zoning: 1,850 trips per day (based on 250 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 23 students, while the development allowed under the proposed zoning will produce 131 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 108.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Stoney Creek Elementary from 110% to 121%
    - James Martin Middle from 78% to 81%
    - Zebulon Vance High from 119% to 121%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along US 29. The property will need to extend public sewer through a donated project. Reservation of sanitary sewer system capacity through the Charlotte Water's Capacity Assurance Program is the responsibility of the customer/development.

- **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.

#### **OUTSTANDING ISSUES**

1. Reduce the density to be more comparable to the surrounding development patterns.
2. Provide a conditional plan to better clarify how the proposed use and density would interact with adjacent uses, and the existing road network.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225