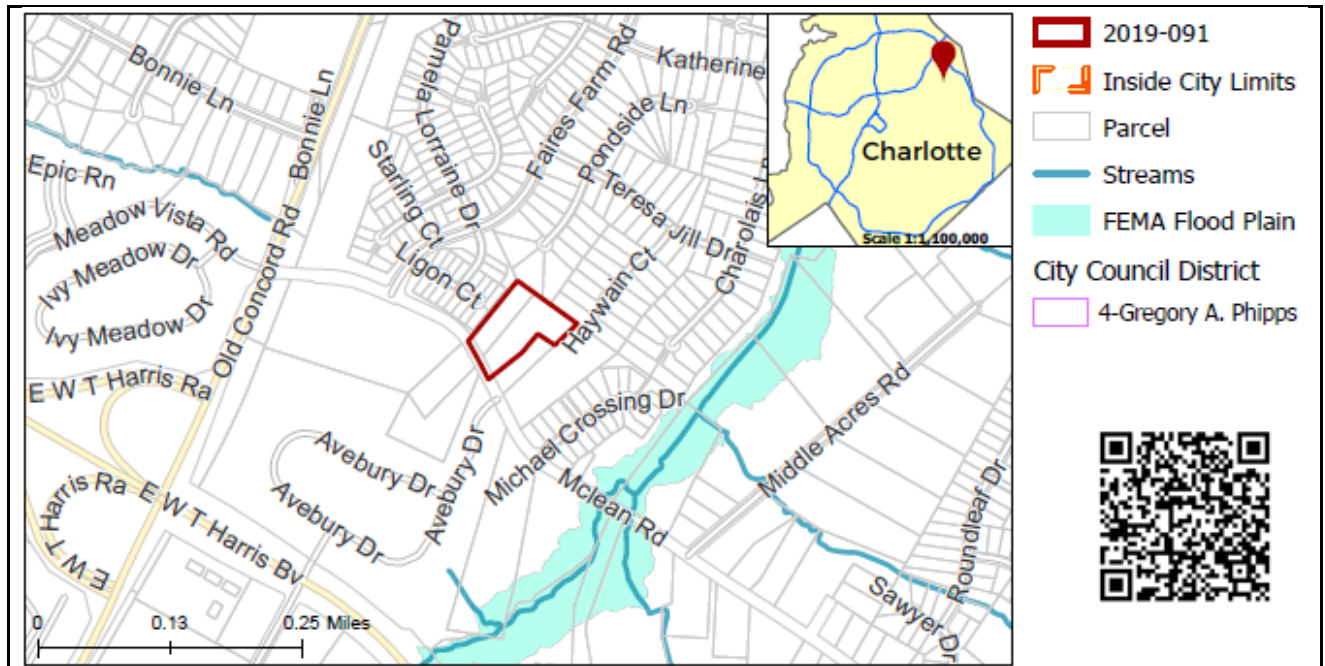


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-6 (single family residential)

LOCATION

Approximately 2.6 acres located on the north side of McLean Road, east of Faires Farm Road, west of Michael Crossing Drive, east of Old Concord Road.



SUMMARY OF PETITION

The petition proposes to conventionally rezone two parcels totaling approximately 2.6 acres presently developed with two single family homes to allow for development at increased density up to six dwellings per acre.

PROPERTY OWNERS

Ramon Adames; Ramon Rondon

PETITIONER

Ramon Adames

AGENT/REPRESENTATIVE

Ramon Adames

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* recommendation for residential uses up to six dwelling units per acre.

Rationale for Recommendation

- The *Rocky River Road Area Plan*'s Vision states that the area should offer a balanced mix of land uses and housing opportunities that utilize high-quality design principles for new development.
- Land use goals for this area include encouraging a mixture of housing types, and allowing intensification of land uses in areas with complementary land uses and supporting infrastructure

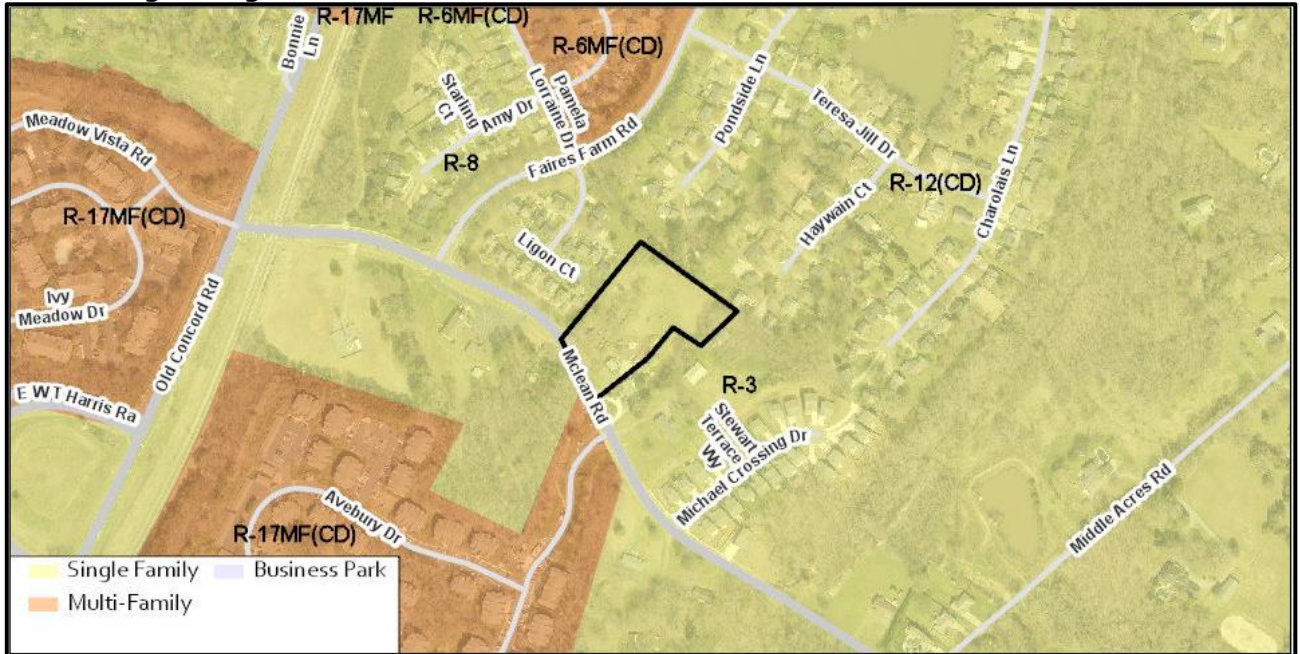
- A survey of immediately adjacent land uses reveals detached and multi-family development, most of which has developed at a higher density than that of the petitioner's request.

PLANNING STAFF REVIEW

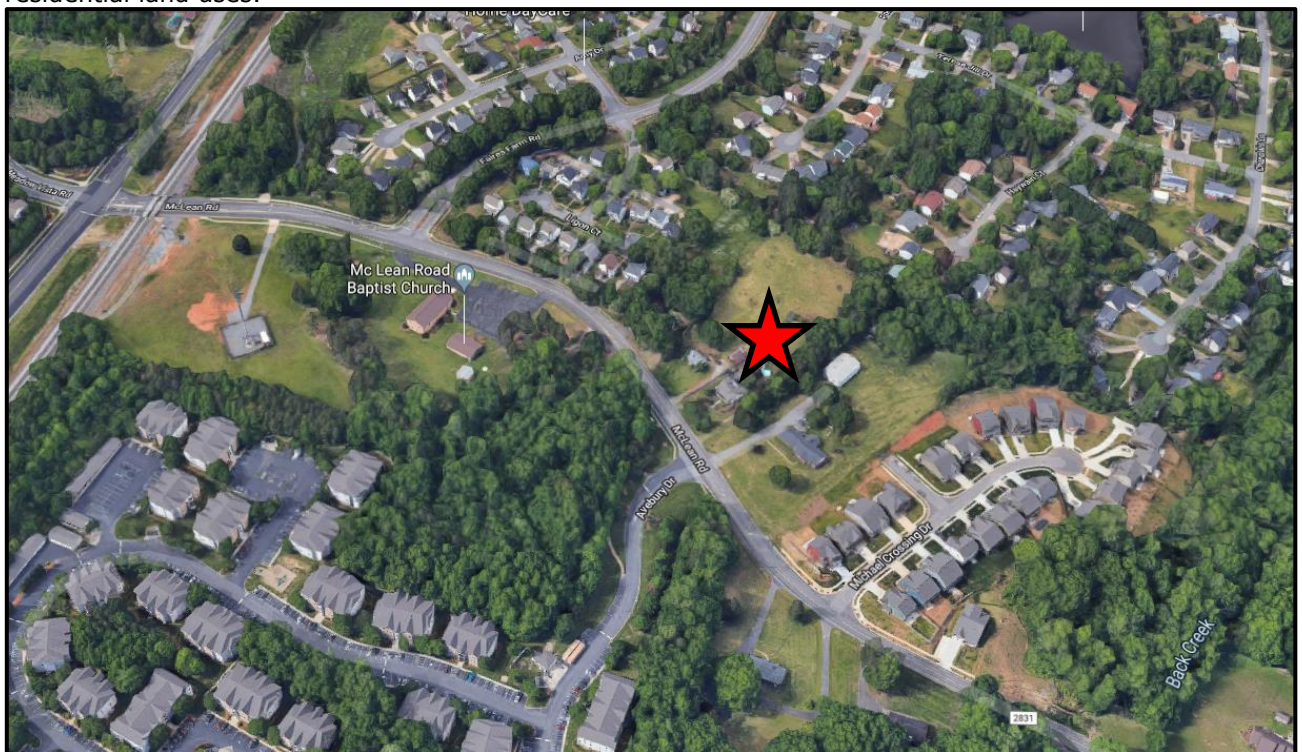
- **Proposed Request Details**

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

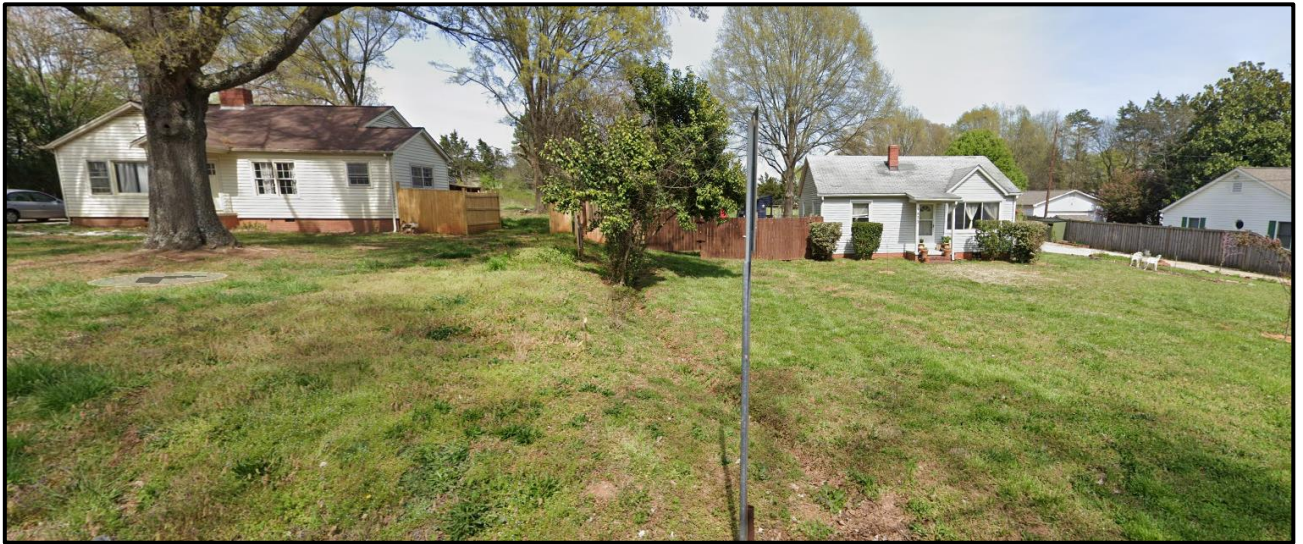
- **Existing Zoning and Land Use**



The subject properties are developed with two single family homes on large lots. They are surrounded by residential land uses.



General location of subject properties is shown above. Each of the two properties being rezoned contain a detached single-family home on site.



Looking northeast from McLean Road toward subject properties.



View from subject properties looking southwest. This site is a multi-family development.

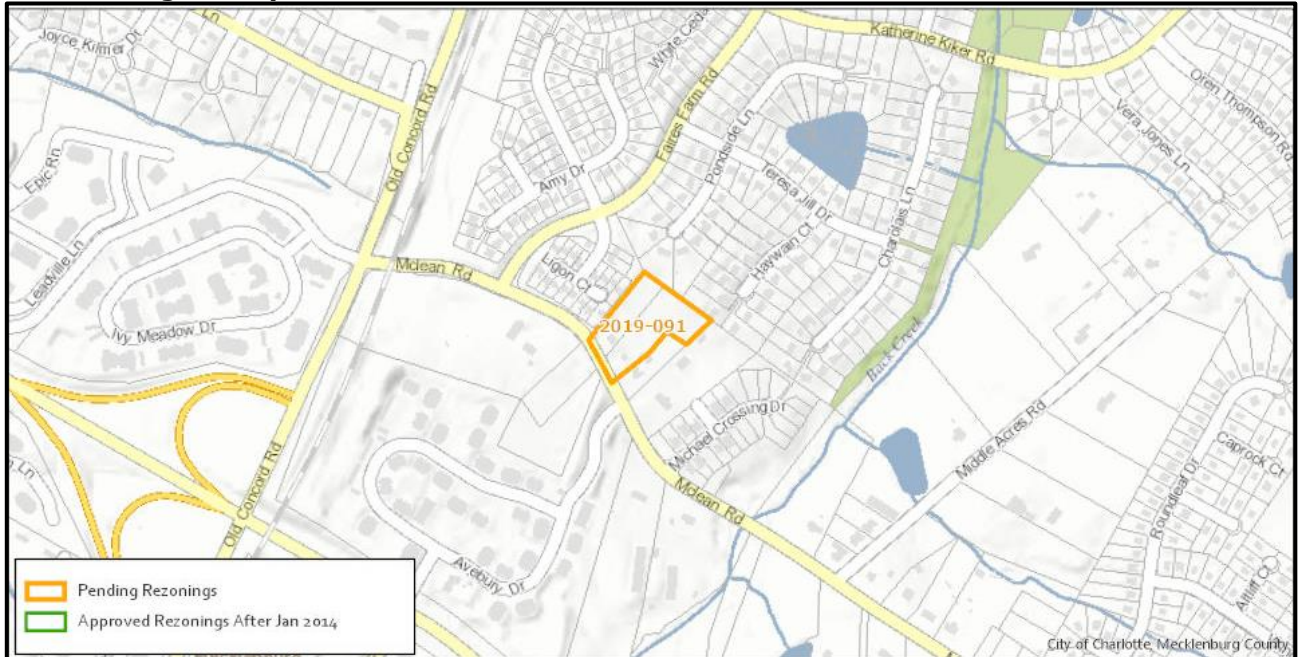


Institutional use on western side of McLean Road, just north of subject properties.



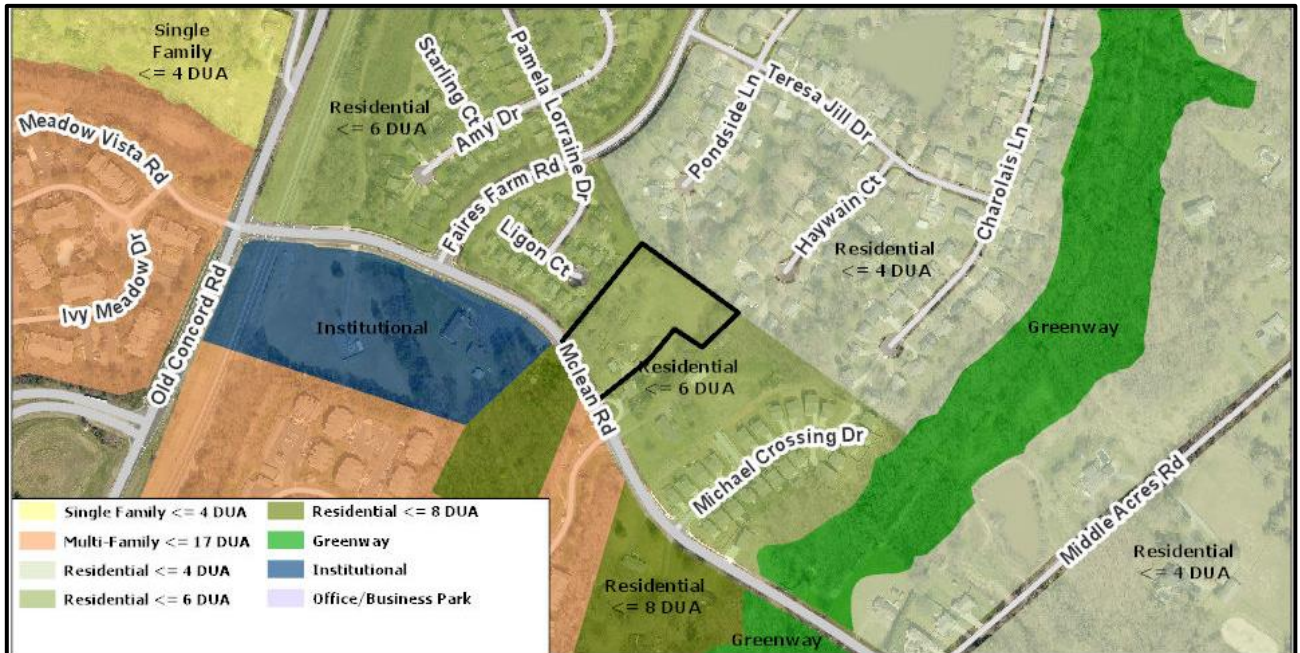
Subject properties (indicated by the red star) with surrounding single family residences in R-8 zoning to the north.

• Rezoning History in Area



There have been a number of past rezonings around the subject property, however none have been within the last 5 years. The most recent case, 2008-009, rezoned a parcel from R-3 single family to INST (CD) (institutional conditional). That petition was withdrawn. Other cases were mostly for medium density single family homes and one multi-family project immediately to the south of the subject properties. Generally, the site is surrounded by residential land uses.

• Public Plans and Policies



- The *Rocky River Road Area Plan* (2006) recommends the site for residential uses up to six dwelling units per acre.

• TRANSPORTATION CONSIDERATIONS

- The site is on a minor thoroughfare that currently lacks curb, gutter, and sidewalk. CDOT will work with the petitioner during permitting to determine the location of public streets to serve the proposed development. CDOT will also coordinate with the petitioner to implement curb, gutter, planting strip, and sidewalk on McLean Road as well as any required new streets that serve the development.
- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on two dwellings).

Entitlement: 70 trips per day (based on seven dwellings).

Proposed Zoning: 150 trips per day (based on 15 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 5 students, while the development allowed under the proposed zoning may produce 9 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 4 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - University Meadows Elementary remains at 95%
 - James Martin Middle from 78% to 79%
 - Zebulon Vance High from remains at 119%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along McLean Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along McLean Road. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** See advisory comments at www.rezoning.org
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: William Linville (704) 336-4090