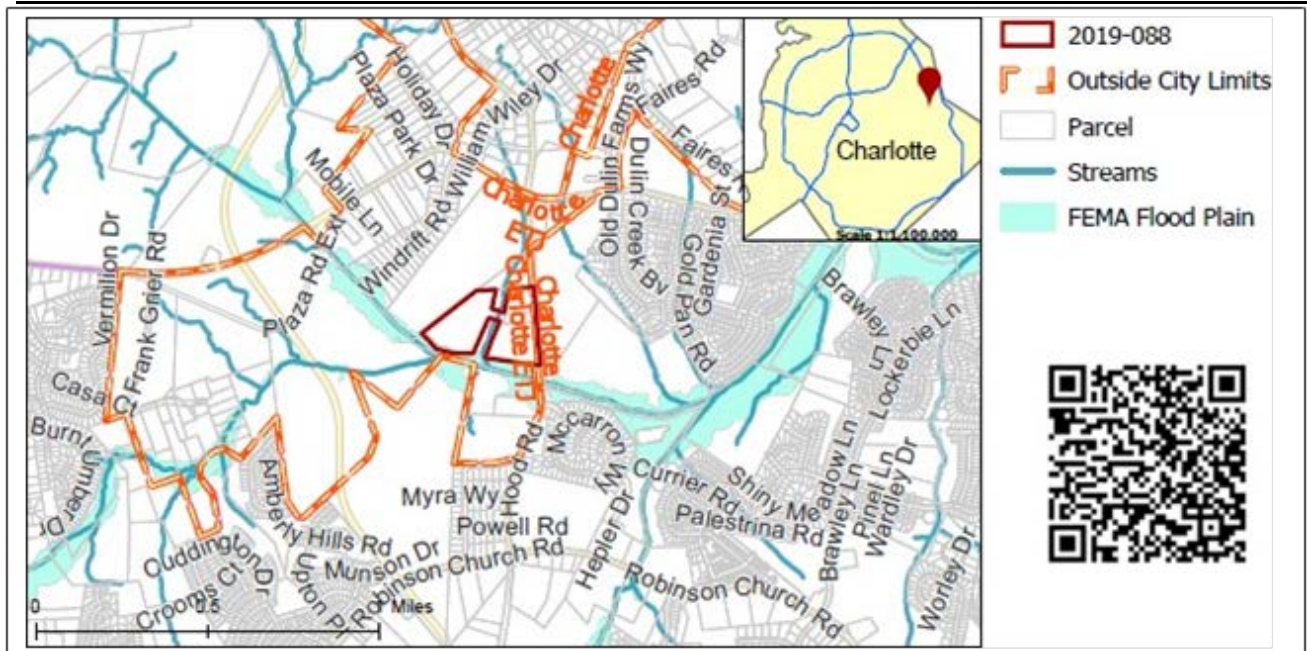


**REQUEST**

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

**LOCATION**

Approximately 29.75 acres located on the west side of Hood Road, south of Plaza Road Extension.



**SUMMARY OF PETITION**

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

**PROPERTY OWNER**

Carol and Rodney Purser

**PETITIONER**

JDSI, LLC

**AGENT/REPRESENTATIVE**

Judson Stringfellow, JDSI, LLC

**COMMUNITY MEETING**

Meeting is not required.

**STAFF**

**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Rocky River Area Plan* recommendation for residential, office, and/or retail uses with a residential density of up to eight dwelling units per acre.

Rationale for Recommendation

- Although the plan recommends the site for mixed use development, the plan also notes that the mixture of uses can be all residential.
- 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 surrounding existing land use survey reveals numerous moderate density single-family residential subdivisions near the proposed rezoning.

## PLANNING STAFF REVIEW

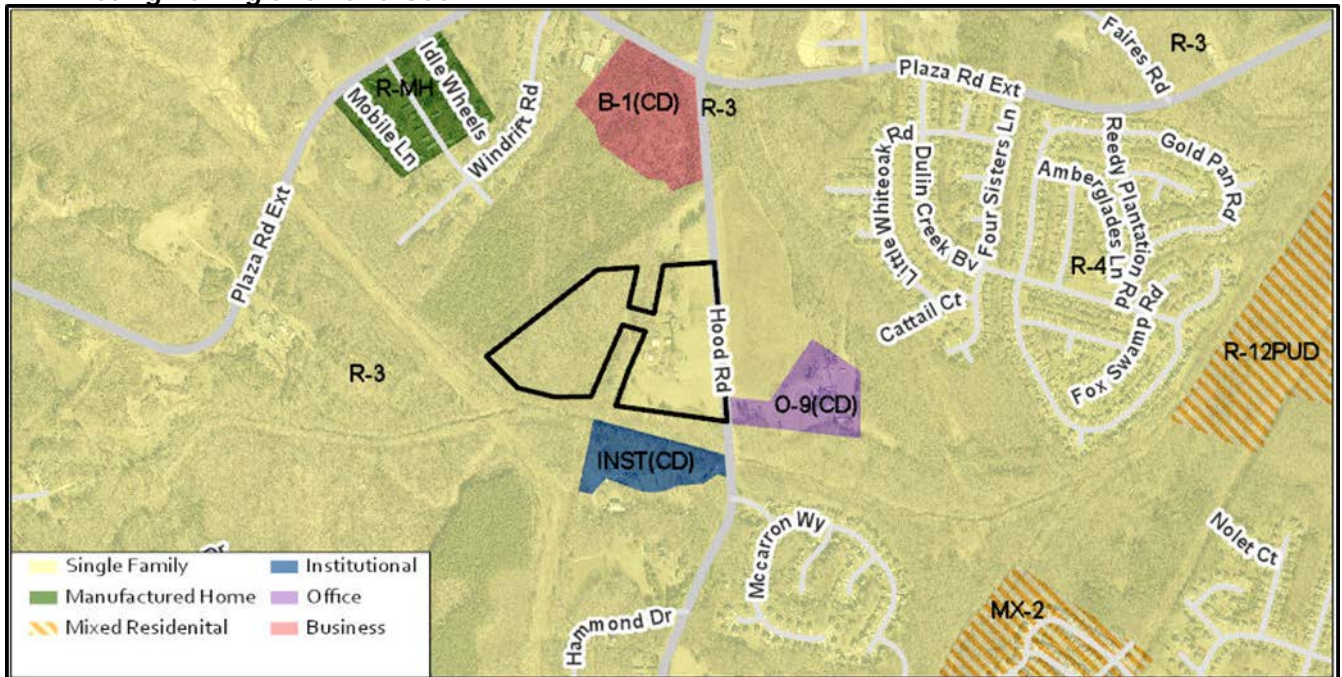
### • Background

- At City Council's zoning meeting held Monday, November 19, 2019, the petitioner indicated that he would be willing to revise his petition from R-8 to R-6 in response to concerns about traffic congestion. Post-hearing staff analysis reflects this request and staff comments have been adjusted accordingly.

### • Proposed Request Details

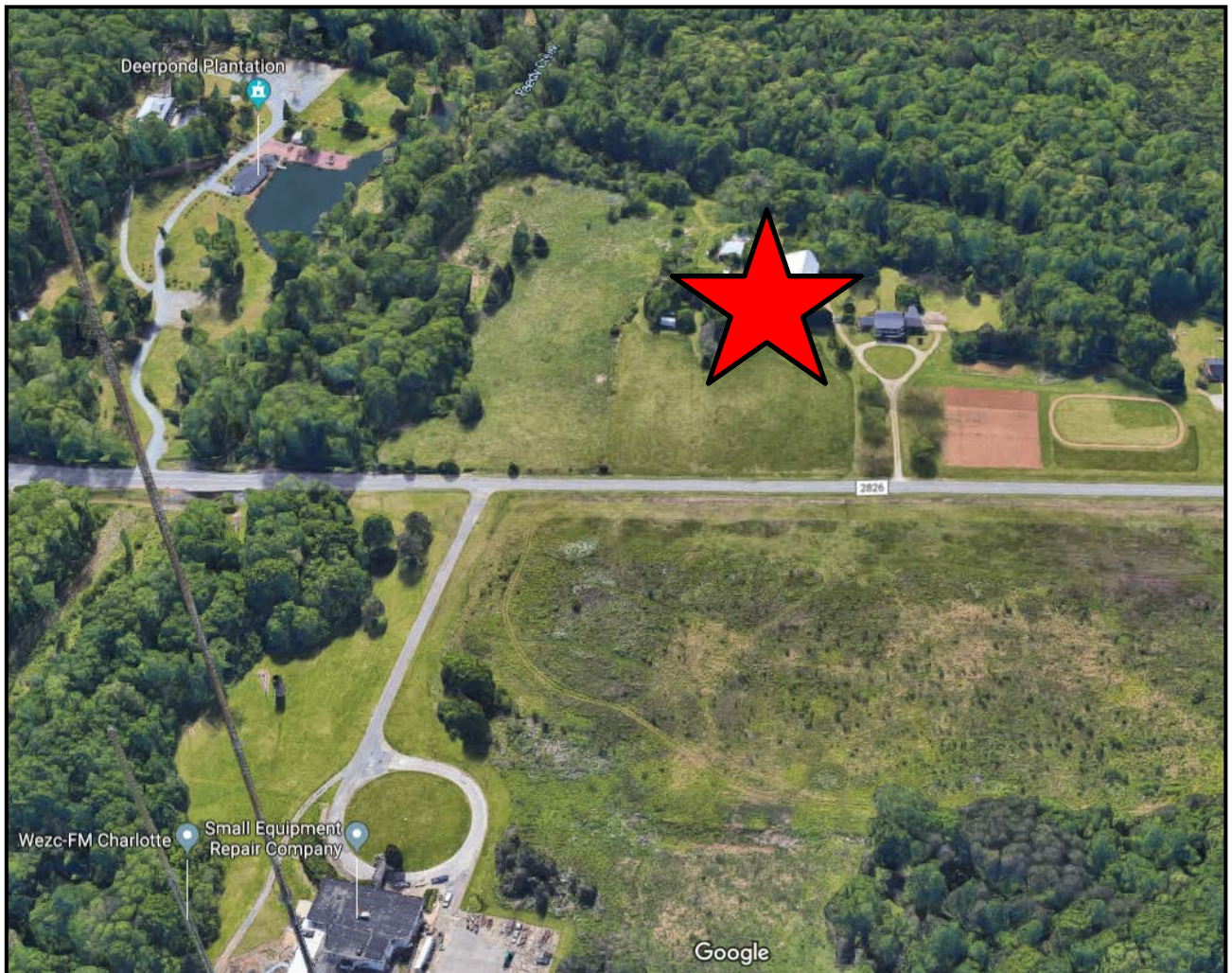
This is a conventional rezoning petition with no associated site plan.

### • Existing Zoning and Land Use



The site is a large lot residence, bounded to the south by Reedy Creek and surrounded by an institutional use (Deerpond Plantation) and other single family parcels to the south, and vacant and office uses to the east.



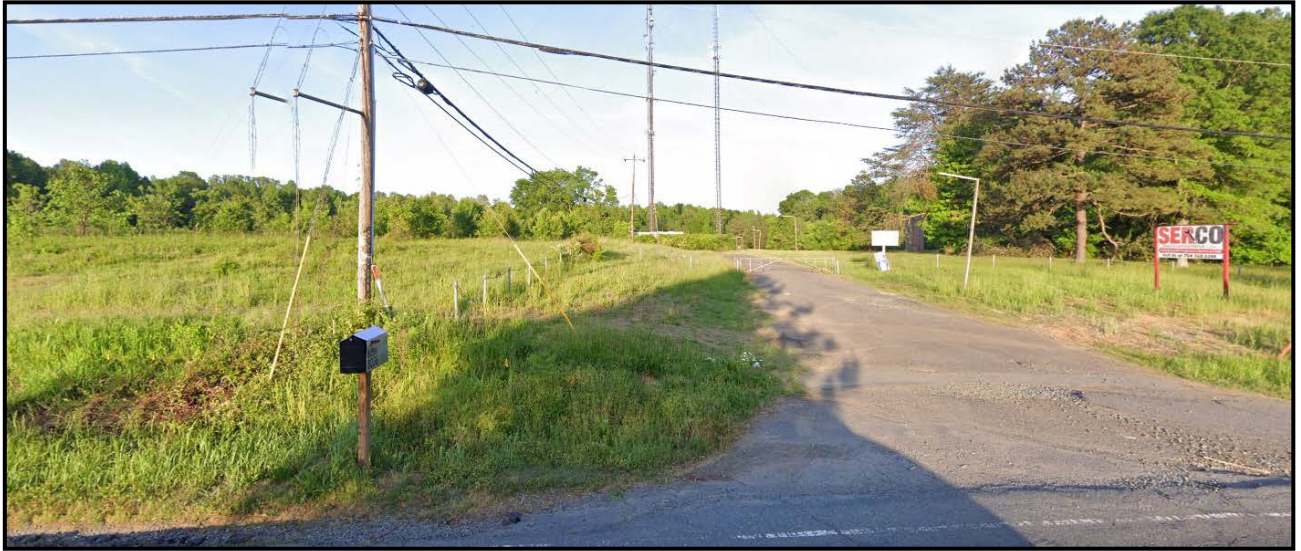


The subject property location is shown by the red star. Office uses are located to the west of the subject property. Deerpond Plantation, an event facility, is on the left side of this image, separated from the subject property by Reedy Creek.



Looking east toward the residence located on the subject property.





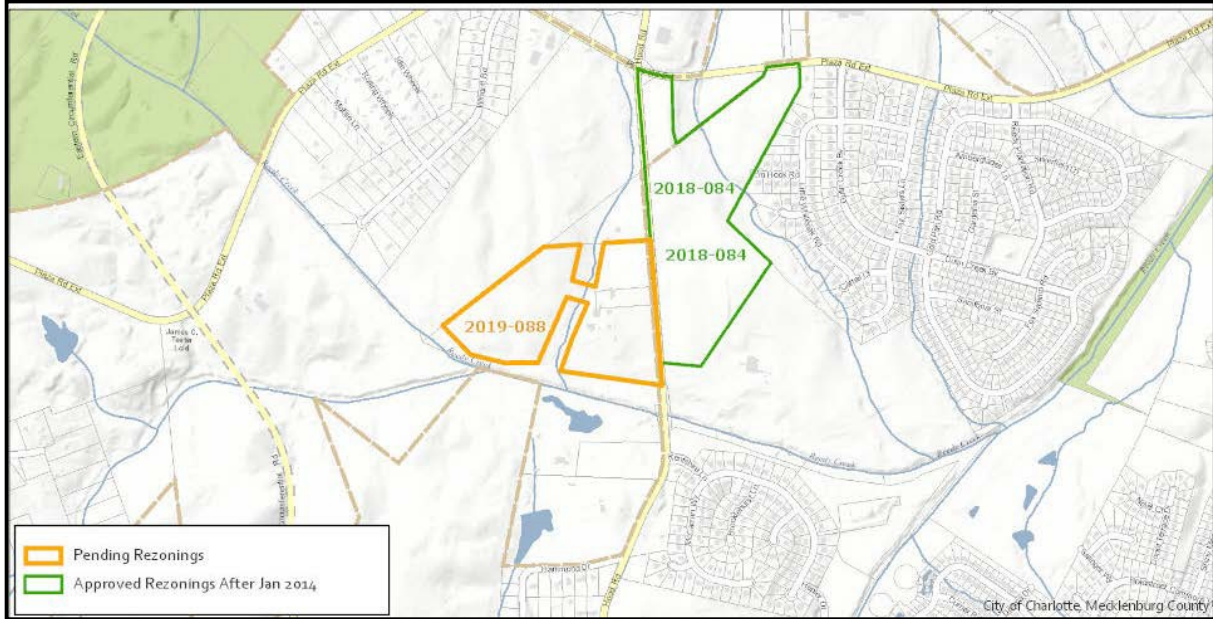
Looking west toward office use (notice radio towers in background) and vacant land to left.



Single-family residence to north of subject property to remain.

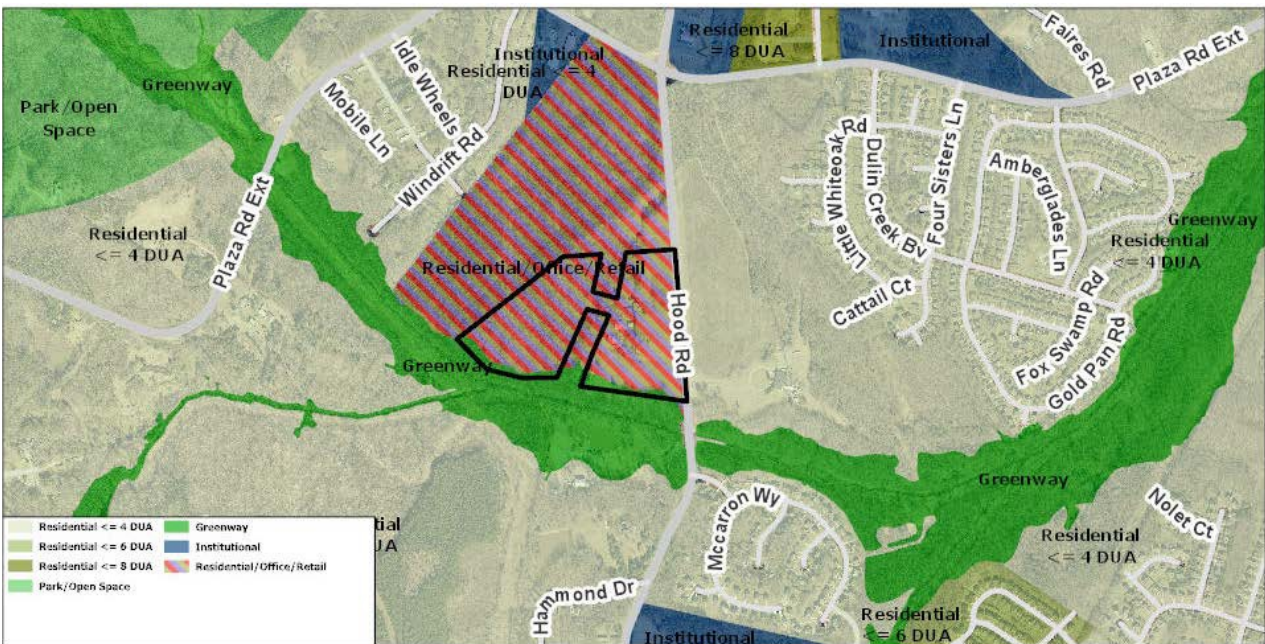


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-084	42.05 acres to R-4 (single family residential).	Approved

- Public Plans and Policies**



- The *Rocky River Road Area Plan* (2006) recommends the site for mixed use development with up to 100,000 sf non-residential uses (office/retail) and residential up to 8 dwelling units per acre. The plan notes that “the mixture of uses can be all residential”
- TRANSPORTATION CONSIDERATIONS**
  - The site is on Hood Road, a major thoroughfare, that lacks curb, gutter, and sidewalk. CDOT will work with the petitioner during permitting to implement the curb, gutter, planting strip, and sidewalk in accordance with city ordinance.
  - Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 10 trips per day (based on 1 dwelling).  
Entitlement: 1,250 trips per day (based on 122 dwellings at R-3 zoning).  
Proposed Zoning: 1,770 trips per day (based on 178 dwellings at R-6 zoning).

**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](http://www.rezoning.org)
  - **Charlotte Department of Solid Waste Services:** No comments submitted.
  - **Charlotte Fire Department:** No comments submitted.
  - **Charlotte-Mecklenburg Police Department:** No comments submitted.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 54 students, while the development allowed under the proposed zoning may produce 108 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 54 students.
    - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
      - Reedy Creek Elementary from 108% to 114%
      - 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 24-inch water transmission main located along Hood Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Hood Road. See additional advisory comments at [www.rezoning.org](http://www.rezoning.org).
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Land Development:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Urban Forestry:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
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See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)

**Planner:** William Linville (704) 336-4090