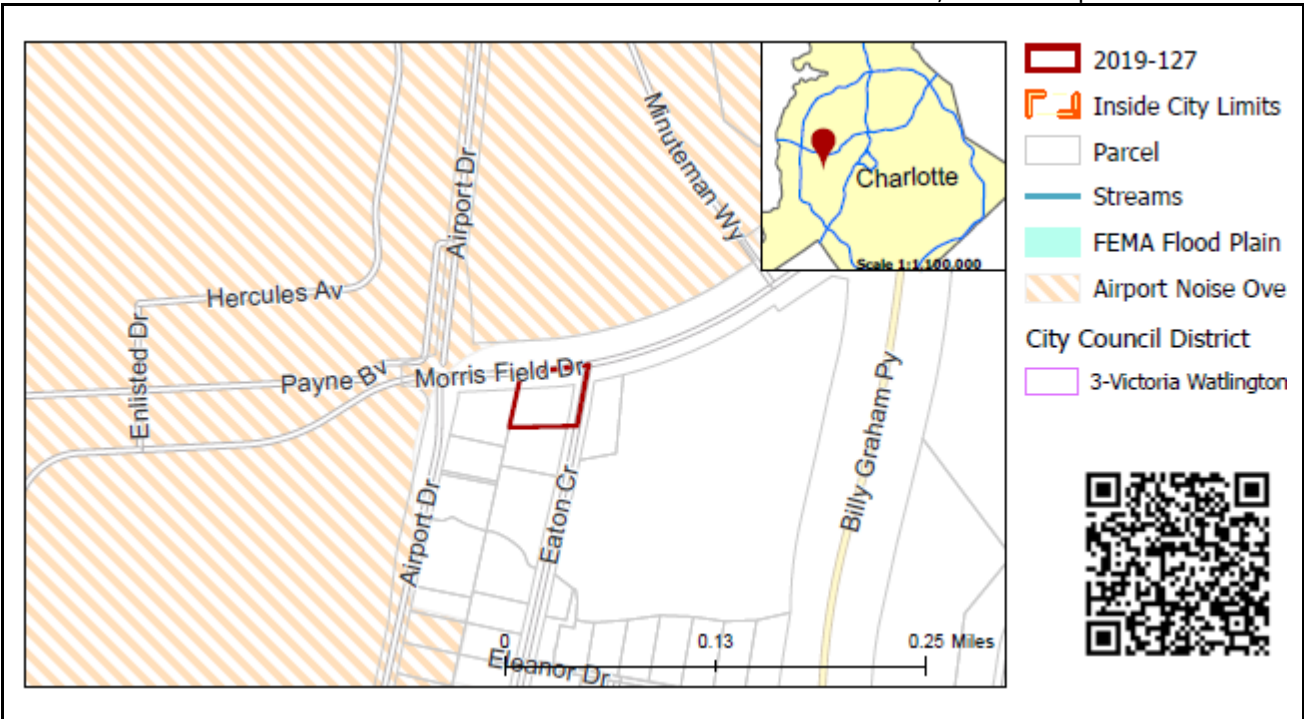


**REQUEST**

Current Zoning: R-4 (single-family residential)  
Proposed Zoning: R-8MF (multi-family residential)

**LOCATION**

Approximately 0.85 acres located on the south side of Morris Field Drive and the west side of Eaton Circle, east of Airport Drive.



**SUMMARY OF PETITION**

The petition proposes to allow all uses within the R-8MF zoning district for an existing single family lot in southwest Charlotte.

**PROPERTY OWNER**

Regal Estates, LLC

**PETITIONER**

Regal Estates, LLC

**AGENT/REPRESENTATIVE**

Tiffany Cherry

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan* land use recommendation for single family up to 4 DUA for this site.

Rationale for Recommendation

- The proposed petition is inconsistent with the land use recommendation for single family up to 4 DUA for this site. However, the site is located at an intersection within an activity center that could support a small increase in density.
- The site is currently developed as a duplex which is permitted on corner lots within the R-4 zoning district.
- The petition meets the General Development Policies locational criteria for consideration of up to 6 dwellings per acre

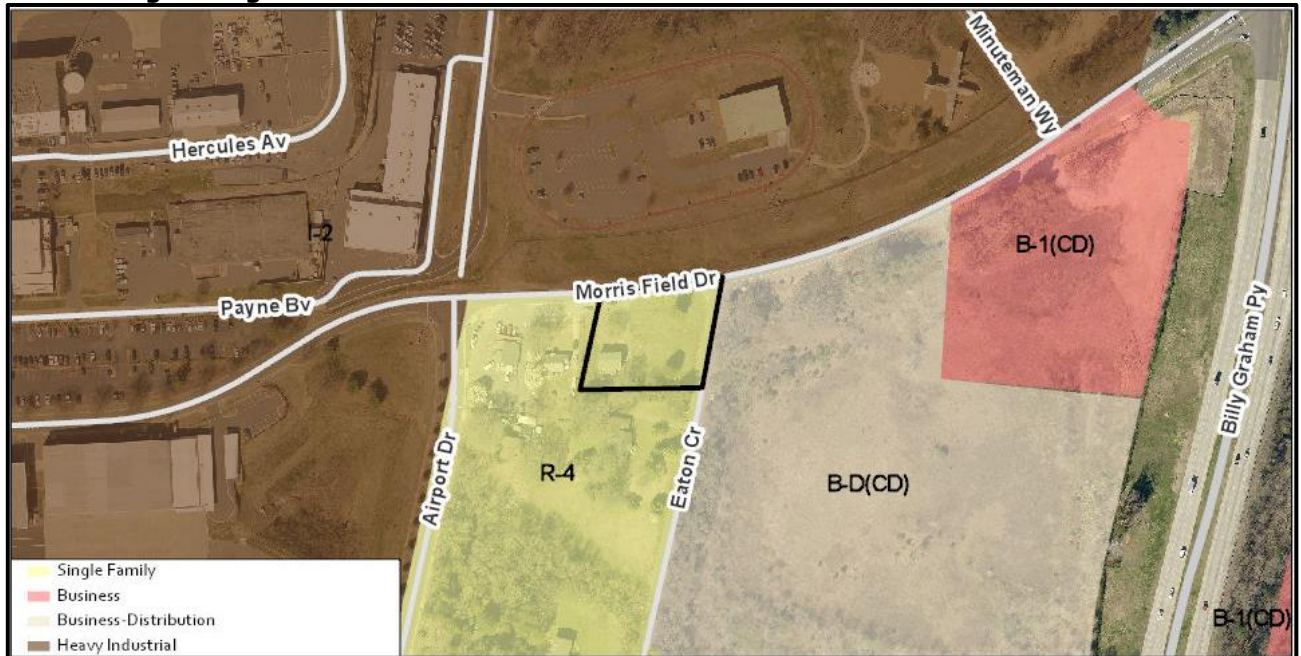
The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 4 DUA, to residential up to 8 DUA for the site.

#### 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 duplex house. The adjacent land uses include vacant land, single family homes, and the Charlotte-Douglas Airport.



The subject property is developed with a duplex.





The property to the north is a parking lot for Charlotte-Douglas Airport.



The property to the west is a single family house.



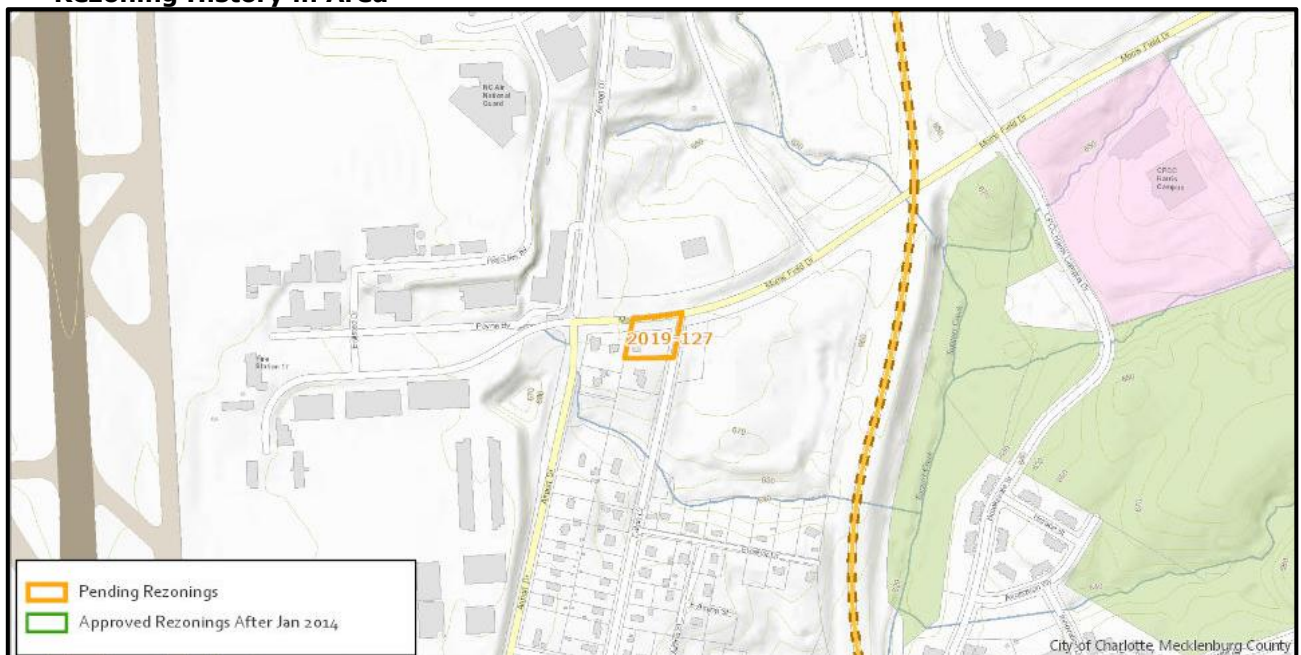
The property to the east of the site is undeveloped vacant land.





The property to the south of the site is a single family house.

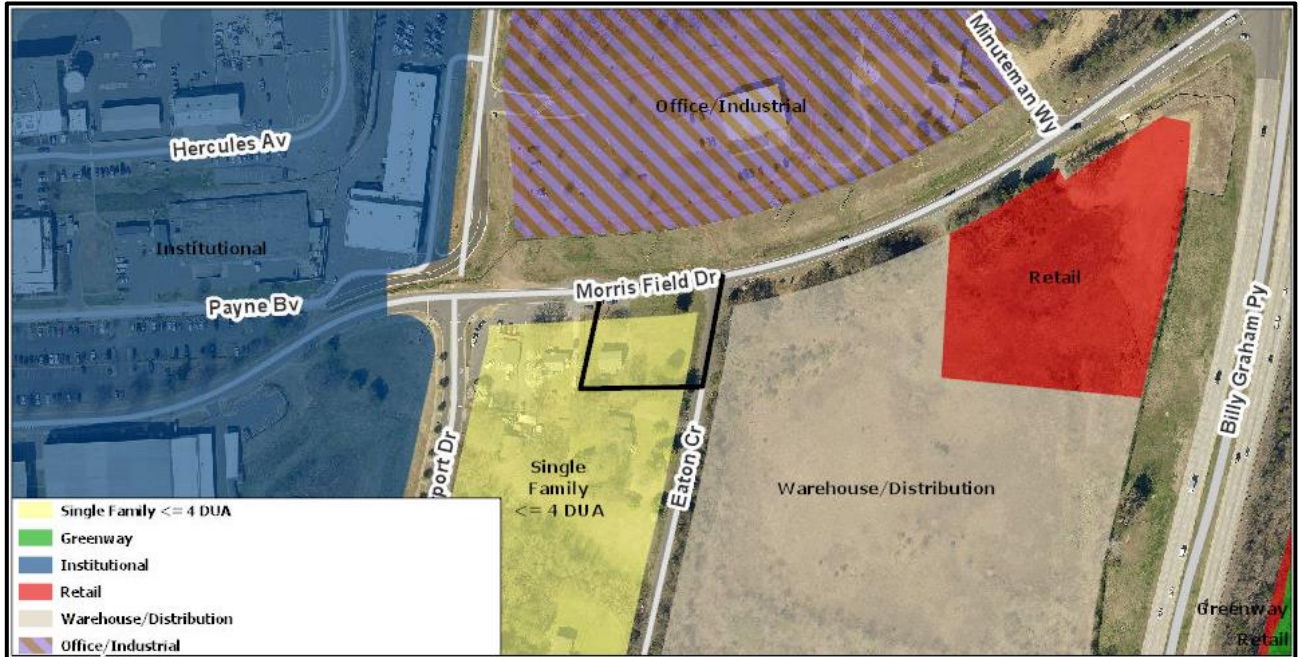
- **Rezoning History in Area**



There are no recent rezonings within the surrounding area.



- Public Plans and Policies**



- The *Central District Plan* (1993) recommends single family up to 4 du/a for this site.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 6 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 6 du/a
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	1
Connectivity Analysis	2
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 10</b>	<b>Total Points: 10</b>

- TRANSPORTATION CONSIDERATIONS**

- The site is at the unsignalized intersection of Morris Field Drive (major collector, city maintained) and Eaton Drive (local, city maintained). The site is in a center outside of Route 4.
- No outstanding issues.
- Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 20 trips per day (based on 2 dwellings).
    - Entitlement: 30 trips per day (based on 0.85 acres of R-4).
  - Proposed Zoning: 60 trips per day (based on 0.85 acres of R-8MF).

**DEPARTMENT COMMENTS** (see full department reports online)

- Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 2 students, while the development allowed under the proposed zoning may produce 3 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 1 additional student.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Renaissance West K-6 at 74% (remains the same)
    - West Mecklenburg High at 83% (remains the same).

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Eaton Circle and via an existing 12-inch water distribution main located along Morris Field Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Eaton Circle and via an existing 8-inch gravity sewer main located along Morris Field Drive.
  - See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No outstanding issues.
    - **Land Development:** No outstanding issues.
    - **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:** No outstanding issues.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Lisa Arnold (704) 336-5967