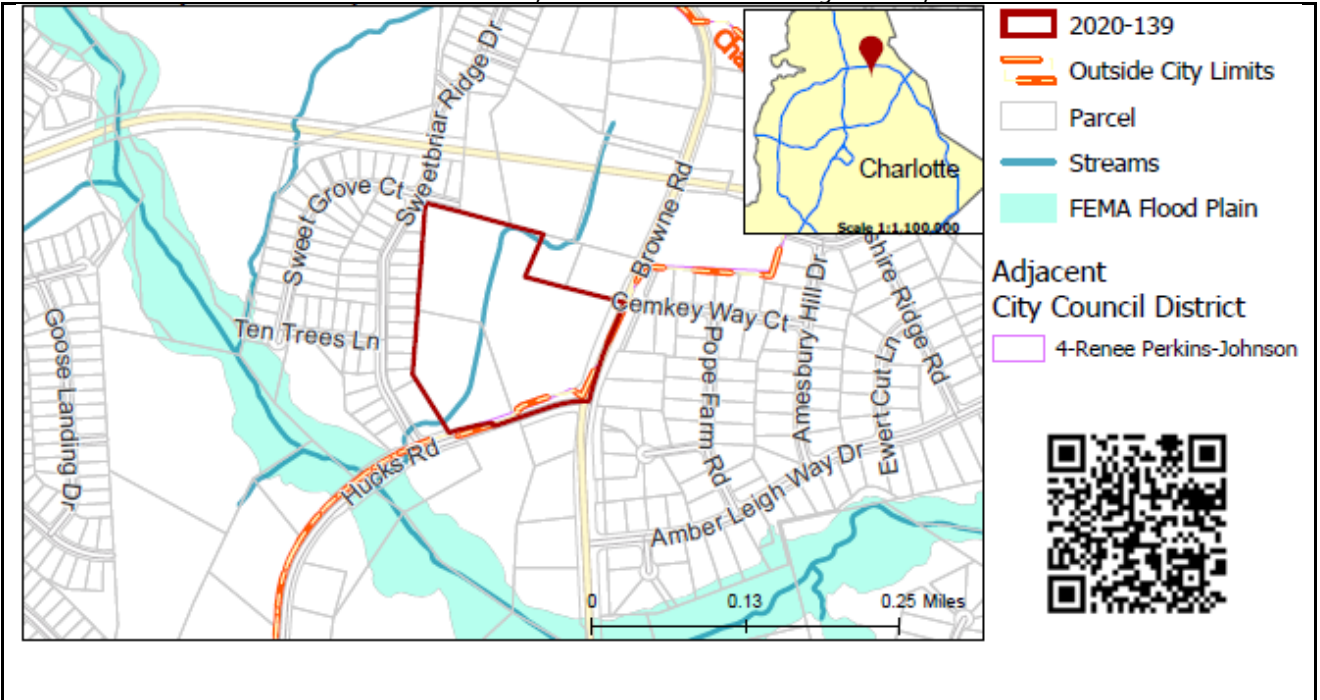


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-4 (single family residential)

LOCATION

Approximately 12.89 acres located along the west side of Browne Road, east of Sweetbriar Ridge Drive, and north of Hucks Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the R-4 zoning district.

PROPERTY OWNER

Marcia L. Allen, Kenneth and Jean Helms

PETITIONER

Red Cedar Capital Partners

AGENT/REPRESENTATIVE

Collin Brown, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Prosperity Hucks Area Plan (2015)* recommendation of residential up to 4 dwelling units per acre (DUA).

Rationale for Recommendation

- This plan recommends residential uses up to 4 dwelling units per acre (DUA) on this site.
- The parcels to west of the site are zoned R-4(CD) with single-family homes.
- Zoning this site to R-4 is in keeping with the intended lower-density residential character for this area.

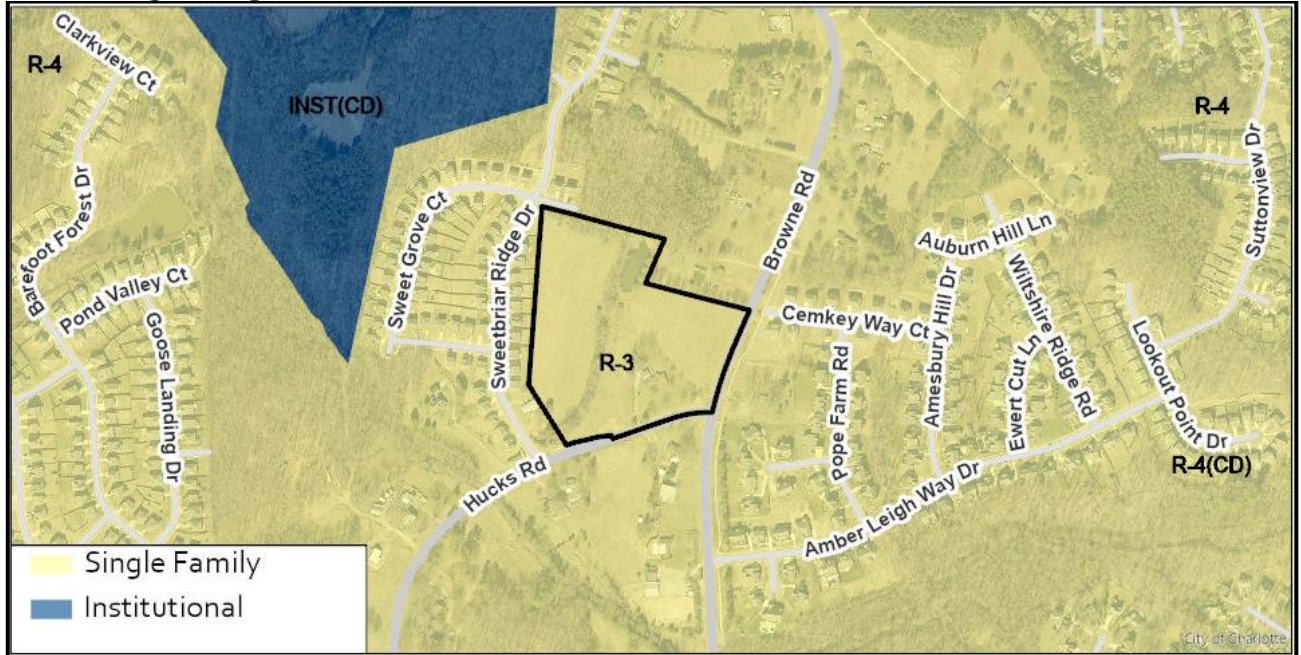
PLANNING STAFF REVIEW

• **Proposed Request Details**

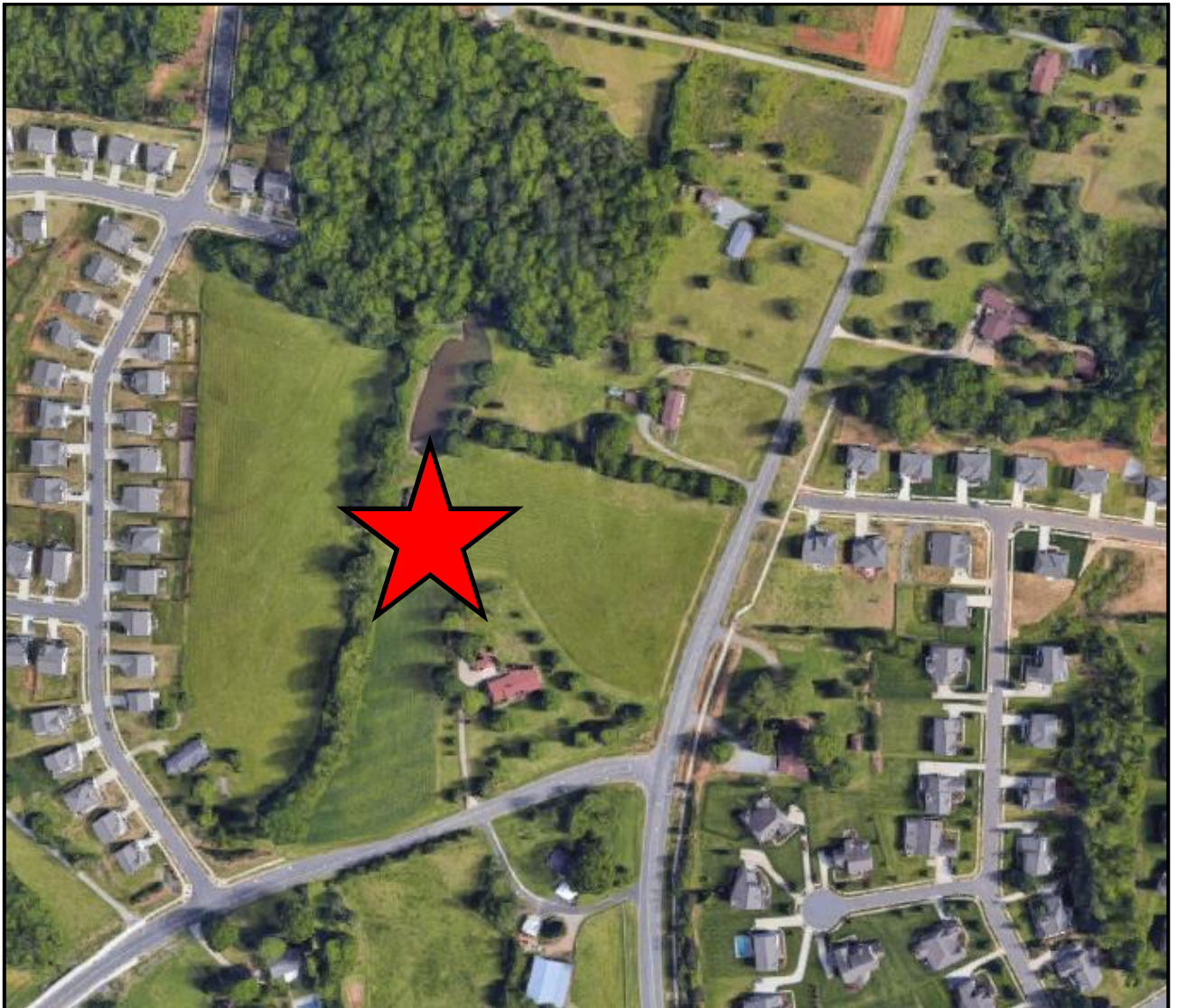
This is a conventional rezoning petition with no associated site plan.

- The proposal would allow all uses in the R-4 zoning district.

- **Existing Zoning and Land Use**



The site is zoned R-3. The surrounding land use is single-family residential.



The subject property denoted by red star.



The property to the north along Browne Road is developed with large lot single family residential homes.



The property to the south along Hucks Road is developed with large lot single family residential homes.

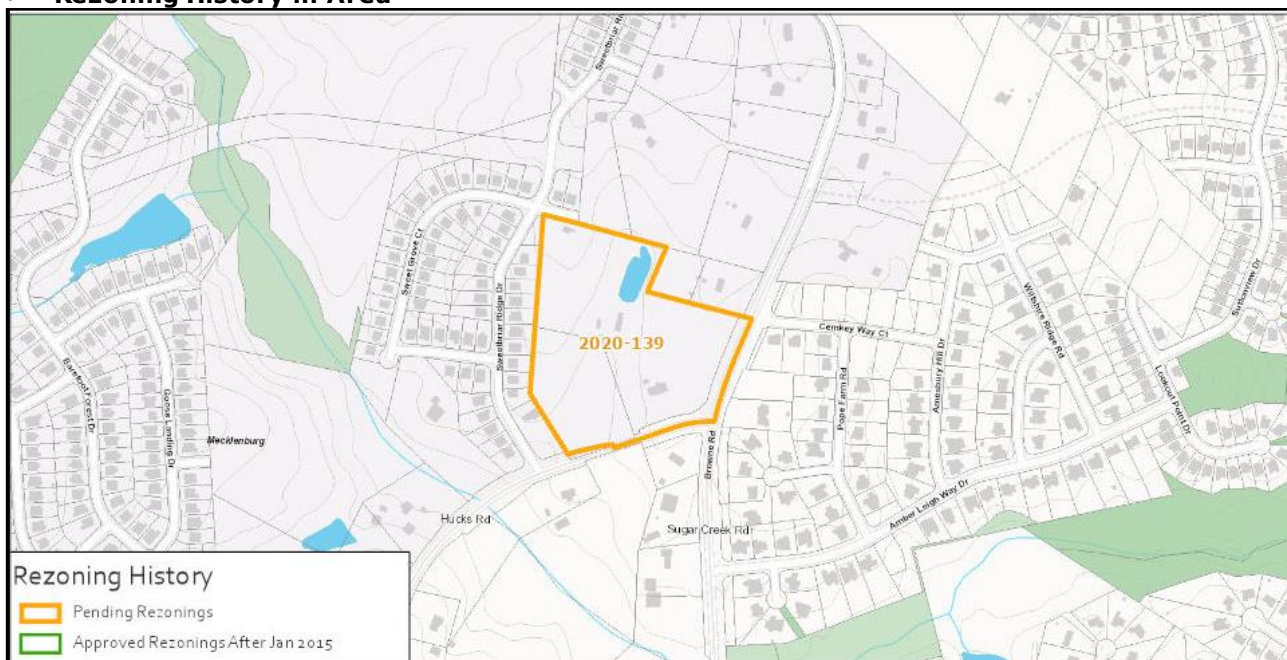


The property to the west along Sweetbriar Ridge Drive is developed with single family homes.



The property to the east along Cemkey Way Court is developed with single family homes.

- **Rezoning History in Area**



There have been no recent rezonings in this area.

- **Public Plans and Policies**



- The *Prosperity Hucks Area Plan (2015)* calls for residential uses up to 4 DUA.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Hucks Road (City-maintained, major thoroughfare) and Browne Road (State-maintained, major thoroughfare). Site plan review of ordinance requirements will occur during the land development permitting process, since this is a conventional rezoning request. Chapter 19 of the City Code may apply and require the developer to construct the curb at the future location: 30-feet from the centerlines of Hucks Road and Browne Road. During permitting, CDOT will also request multi-use paths to be constructed along both streets, in accordance with Charlotte BIKES.
- **Active Projects:**
 - There are no active projects near this petition.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on 10 single family dwellings).
 - Entitlement: 430 trips per day (based on 38 single family dwellings).
 - Proposed Zoning: 560 trips per day (based on 51 single family 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:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 17 students, while the development allowed under the proposed zoning may produce 23 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 6 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Croft Community School from 79% to 82%
 - J.M. Alexander Middle remains at 87%
 - North Mecklenburg High remains at 114%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Hucks Road. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Hucks Road. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** See advisory comments at www.rezoning.org
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

Planner: Michael Russell (704) 353-0225