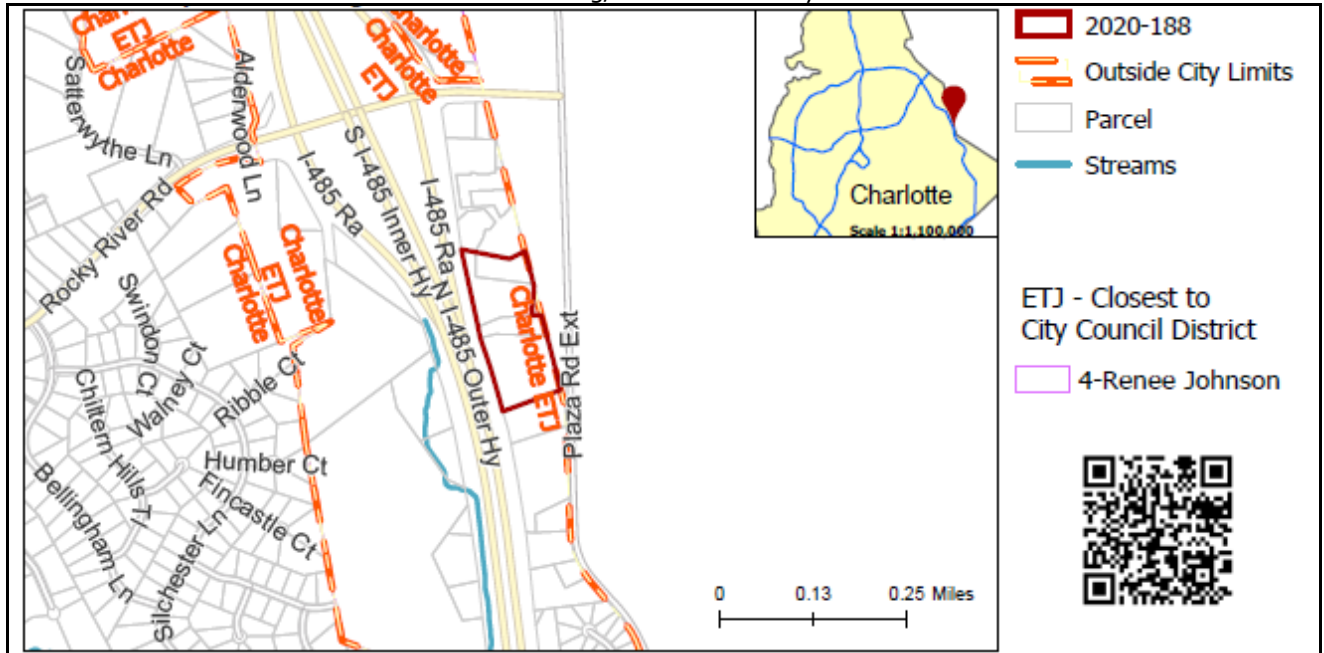


**REQUEST**

Current Zoning: R-3 (residential)  
Proposed Zoning: R-8MF (multi-family residential)

**LOCATION**

Approximately 11.49 acres located near 13230 Plaza Road, near the Mecklenburg/Cabarrus County line.



**SUMMARY OF PETITION**

The petition proposes to conventionally rezone a 4-parcel assemblage containing detached single family homes and associated outbuildings to permit all uses allowed by-right and under prescribed conditions in the R-8MF zoning district.

**PROPERTY OWNERS**

Multiple  
Shaun Gasparini, True Homes, LLC

**PETITIONER**

Eddie Moore, McAdams

**AGENT/REPRESENTATIVE**

**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's* (2006) recommendation for residential uses up to eight dwelling units per acre (DUA) for the site.

Rationale for Recommendation

- The request is consistent with adopted land use policy for the site.
- The increase in density is reasonable as the site is close to existing neighborhood services such as grocery stores, banks, and gas stations.
- The requested district is contextually appropriate as it is already present on this portion of Plaza Road Extension.
- The requested density and the resulting entitled housing types satisfies land use goals from the Rocky River Road area by "encouraging a mixture of housing types" and "allowing

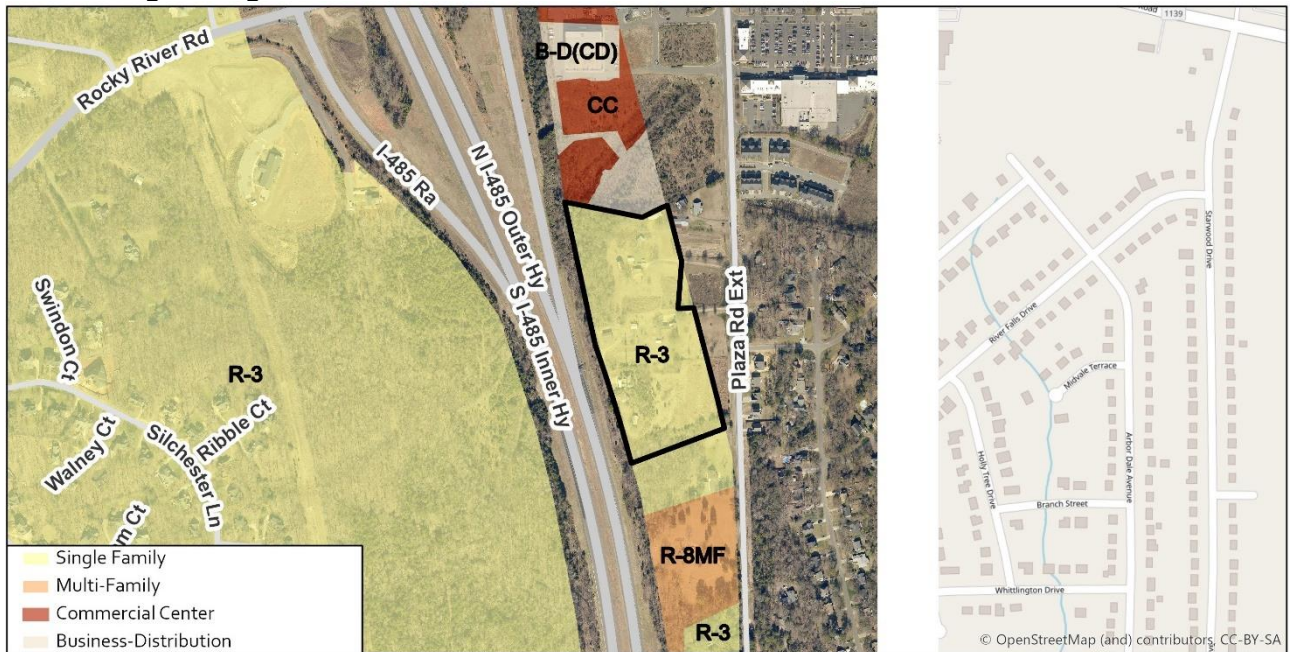
intensification of land uses in areas with complimentary uses and supporting infrastructure.”

### PLANNING STAFF REVIEW

- **Proposed Request Details**

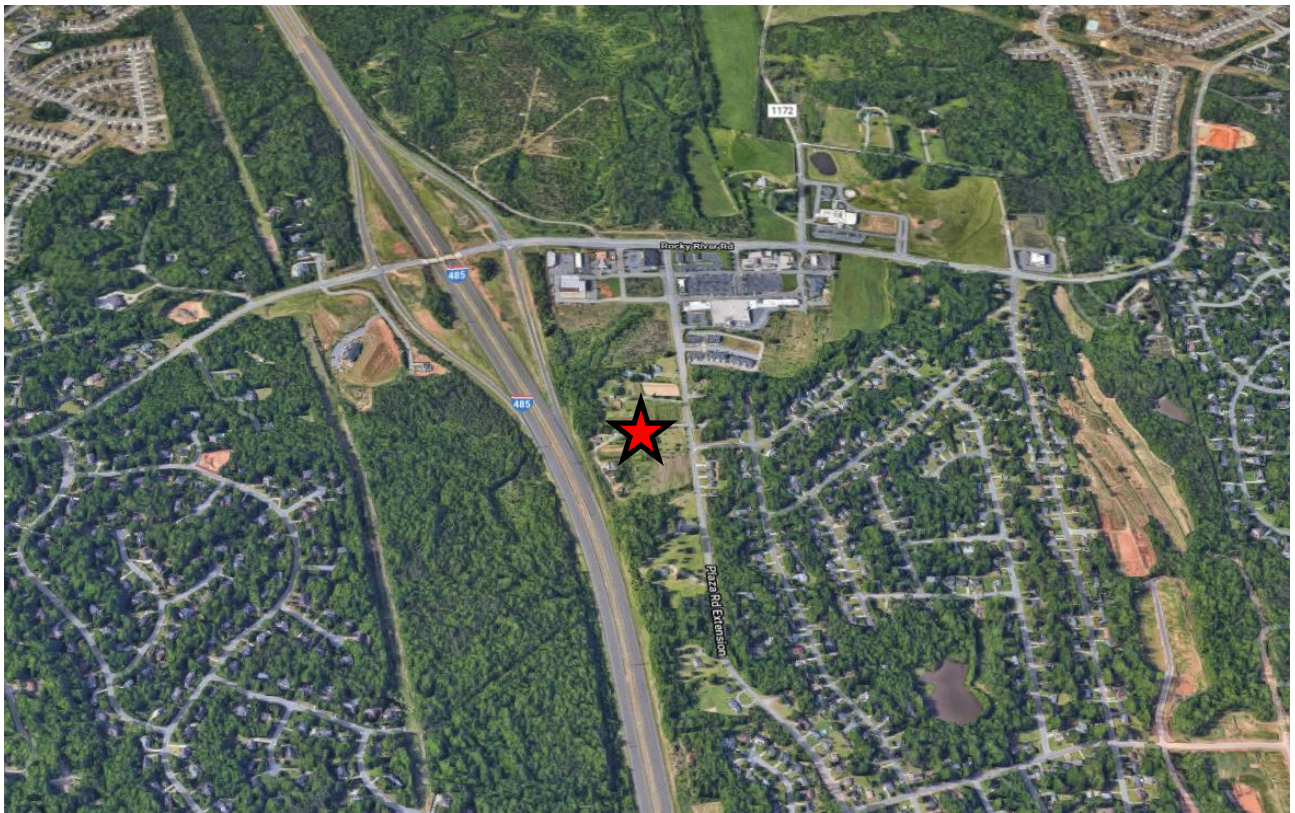
This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



There have been no historic rezonings of any parcels within the subject property. The site lies along the western portion of Plaza Road Extension, just south of its intersection with Rocky River Road. Areas north of this site have been rezoned in recent years to accommodate non-residential development. Areas east of Plaza Road Extension are in the town of Harrisburg’s zoning jurisdiction and are developed with single family detached homes.





General location of subject property denoted by red star.



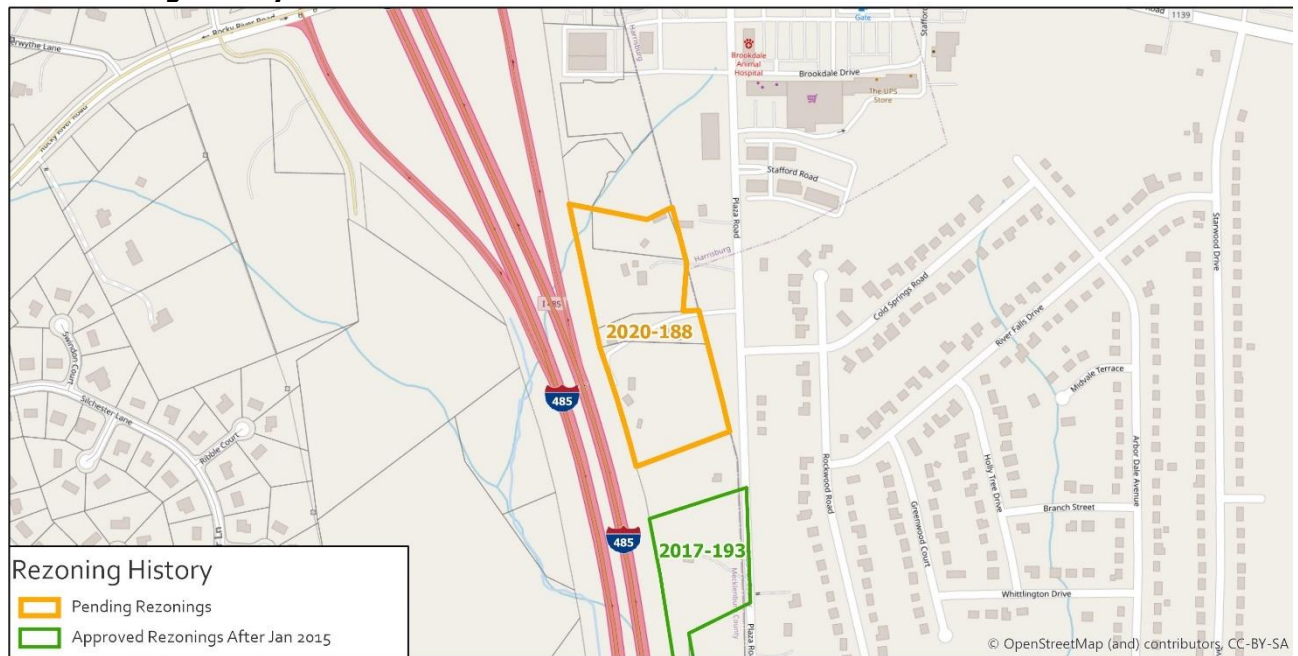
Streetview along Plaza Road Extension looking toward the subject property. The subject property's easternmost rezoning boundary is illustrated in a white dotted line.





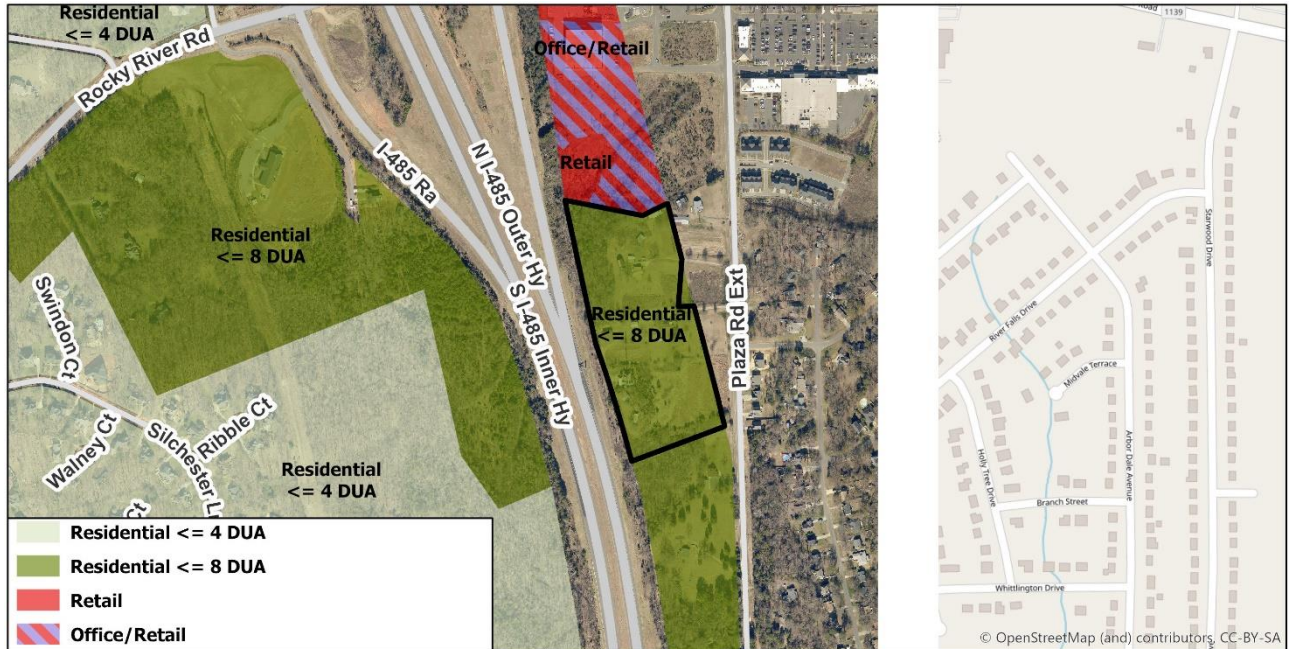
Streetview looking south along Rocky River Road illustrating a non-residential neighborhood node.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-193	Petition to conventionally rezone from R-6 to R-8MF.	Approved

- **Public Plans and Policies**



- The *Rocky River Road Area Plan* (2006) recommends residential uses up to 8 DUA for the subject property.
- **TRANSPORTATION SUMMARY**
  - The site is located on a State-maintained local street (Plaza Road) and is adjacent to Interstate 485, less than .5 mile from the border with Cabarrus County. As this is a conventional rezoning petition, a Traffic Impact Study (TIS) is not required at this time; however CDOT will work with the petitioner during permitting to determine development requirements.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on 2 dwellings).  
Entitlement: 390 trips per day (based on 34 dwellings).

Proposed Zoning: 650 trips per day (based on 91 dwellings).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 19 students, while the development allowed under the proposed zoning may produce 24 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is five students.
  - Choose an item.
    - Reedy Creek Elementary from 123% to 125%
    - Northridge Middle remains at 106%
    - Rocky River High remains at 81%.
- **Charlotte Water:** Charlotte water currently does not have water or sewer system infrastructure available for the rezoning boundary. The closest water distribution main and sewer main are approximately 1,500 feet and 3,000 feet away, respectively. A developer donated project will be required in cases where there is not direct service. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **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:** No outstanding issues.
- **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.

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

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