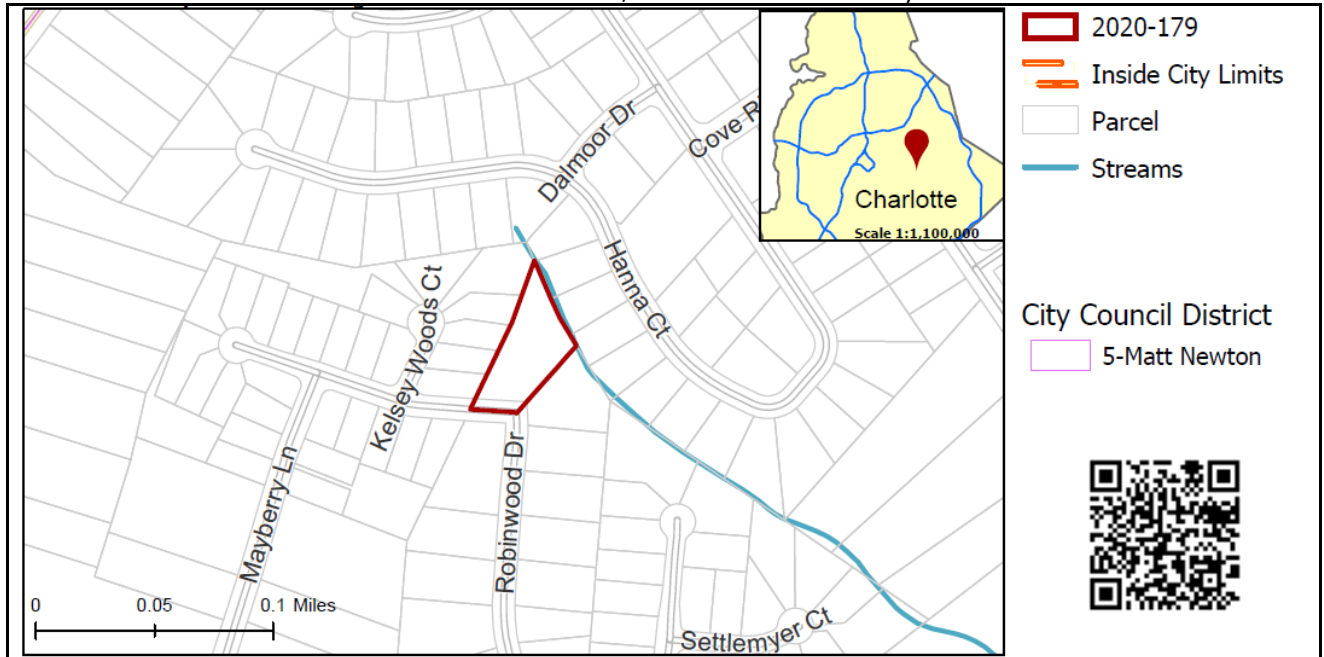


**REQUEST**

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

**LOCATION**

Approximately .74 acres located at 4100 Robinwood Drive located in the Eastland/Wilora Lake community.



**SUMMARY OF PETITION**

The petition proposes to conventionally rezone a single parcel to allow all uses permitted either by right or under prescribed conditions within the R-4 zoning district.

**PROPERTY OWNER**

Agent 89 Properties, LLC

**PETITIONER**

Agent 89 Properties, LLC

**AGENT/REPRESENTATIVE**

William T. Wallace

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Eastland Area Plan's* (2003) recommendation for single family uses up to four DUA (dwelling units per acre) for the site.

Rationale for Recommendation

- The petition's increase in density aligns the parcel with the adopted future land use for the parcel.
- The request aligns with the Eastland Area Plan's goal to "support strong neighborhoods" through "ongoing investment and an influx of new residents."
- The request does not change the overall context of the residential neighborhood.

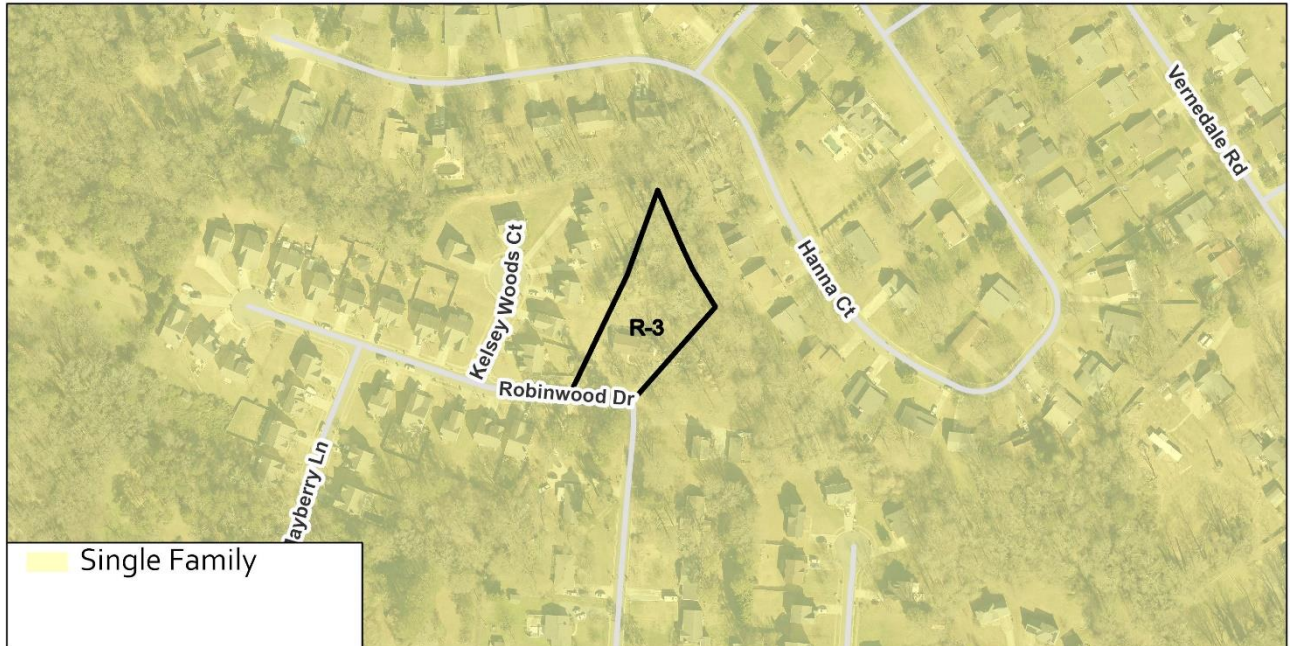
- This petition proposes residential uses, which remains consistent with the Eastland Area Plan's goal of protecting existing neighborhoods from non-residential encroachment.

### PLANNING STAFF REVIEW

- **Proposed Request Details**

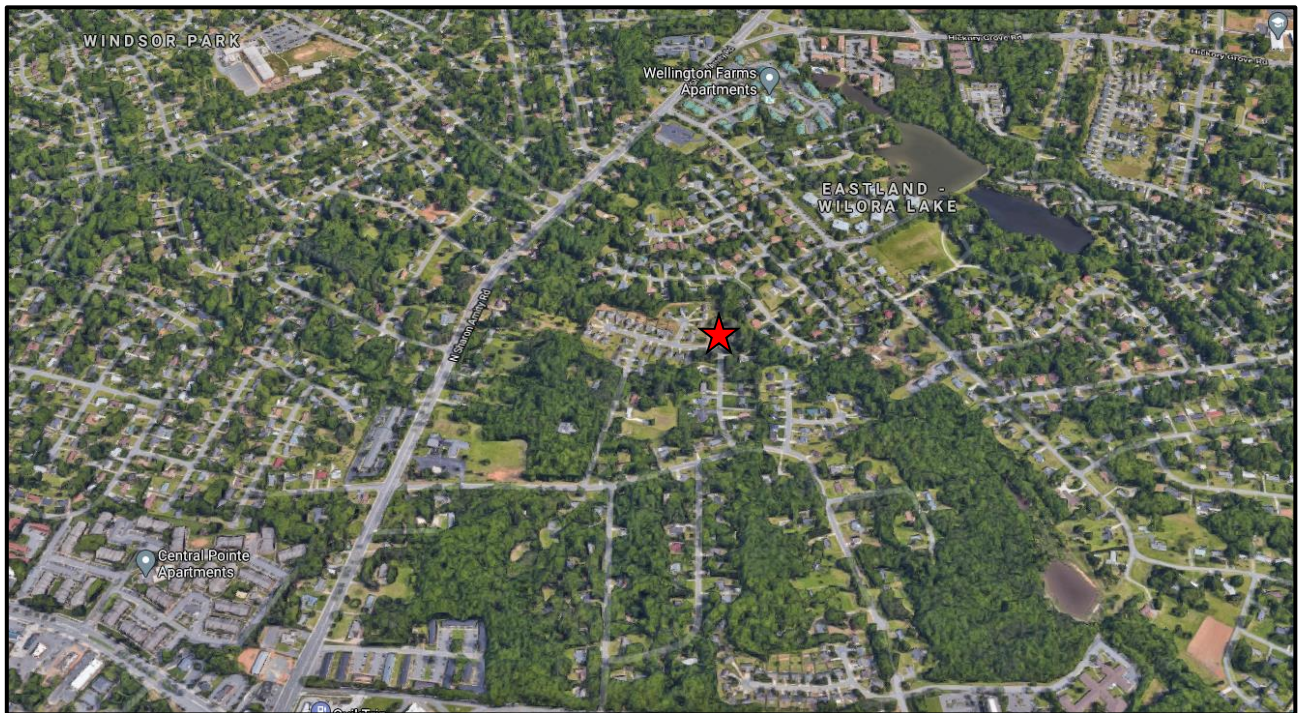
This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



There have been no historic rezonings of the site. The parcel is located within a detached single family residential neighborhood in east Charlotte.





General location of subject property denoted by red star.



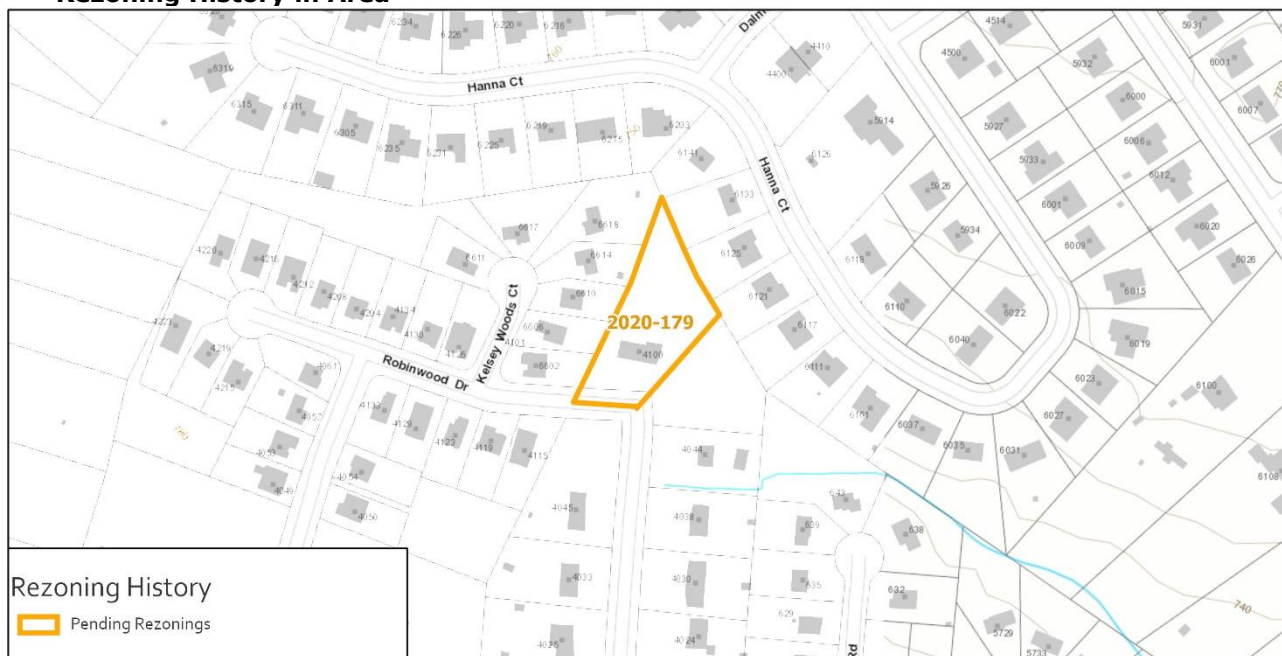
Looking north along Robinwood Drive toward the subject property. The property currently has one single family detached home on the site.





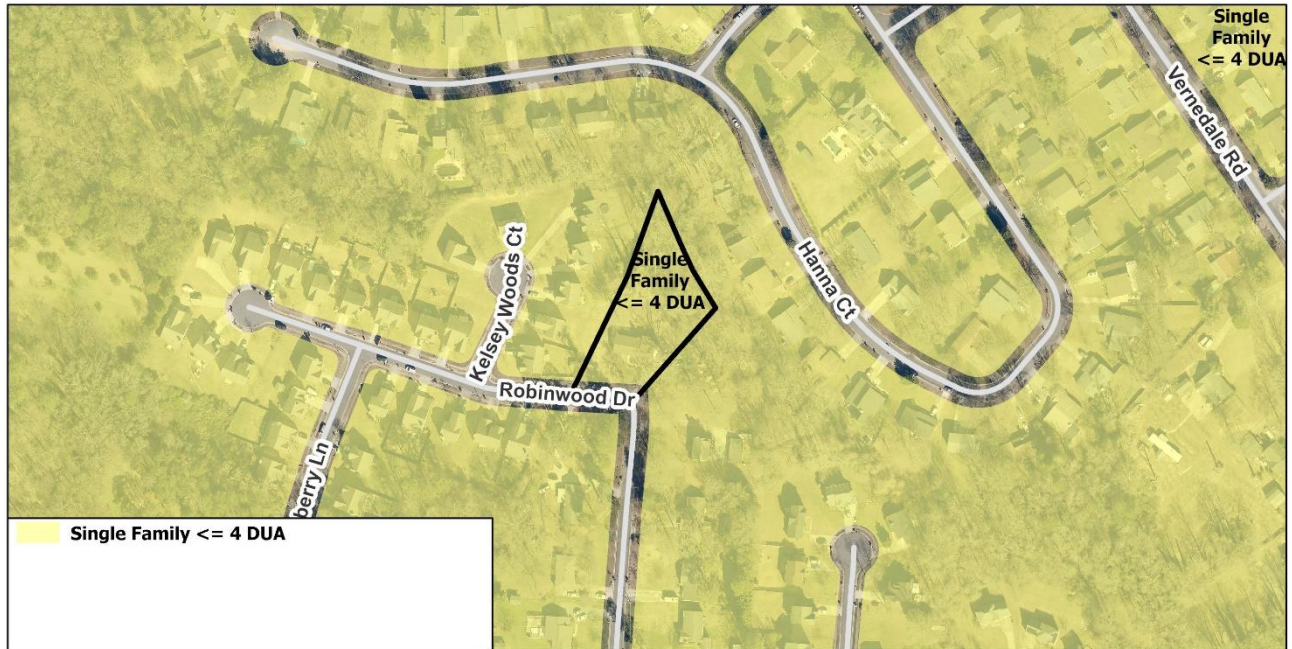
Context of surrounding neighborhood looking west along Robinwood Drive.

- **Rezoning History in Area**



There have been no rezonings in the vicinity of the site within the past 5 years.

- **Public Plans and Policies**



- The *Eastland Area Plan* (2003) recommends single family uses up to four DUA for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained local road (Robinwood Drive). As this is a conventional petition, CDOT will work with the petitioner during permitting to determine development requirements and transportation improvements, if warranted.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 10 trips per day (based on one dwelling).
    - Entitlement: 20 trips per day (based on two dwellings).
  - Proposed Zoning: 30 trips per day (based on three 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](http://www.rezoning.org)
- **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 one student, while the development allowed under the proposed zoning may produce one student. Therefore, the net increase in the number of students generated from existing zoning to proposed is one student
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Example Elementary remains at 109%
    - Example Middle remains at 117%
    - Example High remains at 117%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Robinwood Road. Charlotte water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Robinwood Road. 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:** 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:** Will Linville (704) 336-4090