

**REQUEST**

Current Zoning: R-5 (residential)  
Proposed Zoning: R-8 (residential)

**LOCATION**

Approximately .29 acres located at 2020 Parson Street in the Villa Heights neighborhood



**SUMMARY OF PETITION**

The petition proposes to rezone a single residential parcel to a rezoning district that accommodates up to 8 dwelling units per acre while allowing all uses both permitted by right and under prescribed conditions in the R-8 zoning district.

**PROPERTY OWNER**

JCAN Properties, LLC

**PETITIONER**

JCAN Properties, LLC

**AGENT/REPRESENTATIVE**

David Murray, The Odom Firm

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition's request for 8 dwellings per acre (DUA) is **inconsistent** with the *Central District Plan's* (1993) recommendation for single family uses up to four DUA for the site. However, it is **consistent** with General Development Policy's (GDP) recommendation for six to eight DUA.

Rationale for Recommendation

- While over the Central District Plan's recommended density, the petition meets GDP's locational criteria for consideration of six to eight DUA.
- The requested density is reasonable as the parcel is near existing neighborhood amenities (less than .3 miles from Cordelia Park and .1 mile from a school).
- The request aligns with the Central District Plan's policy recommendation of promoting "more urban scale infill"

development...". The R-8 district's intent is to address "urban single family living."

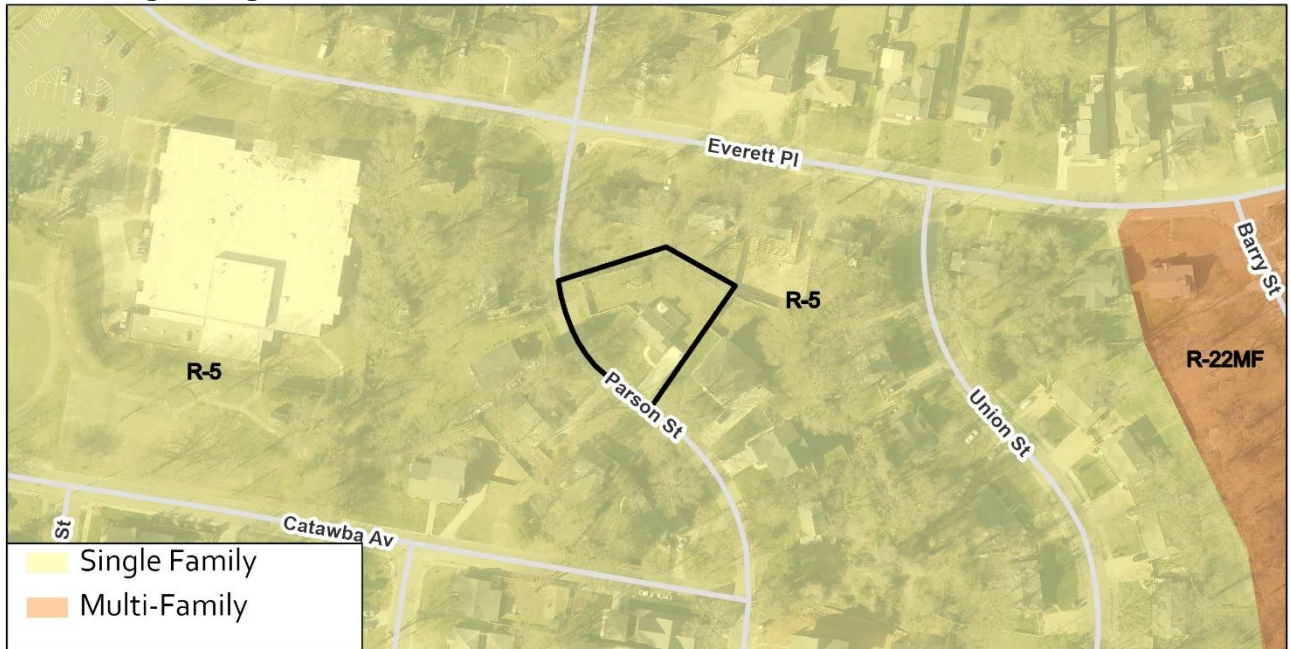
The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family uses up to four DUA to residential uses up to eight DUA.

#### PLANNING STAFF REVIEW

- **Proposed Request Details**

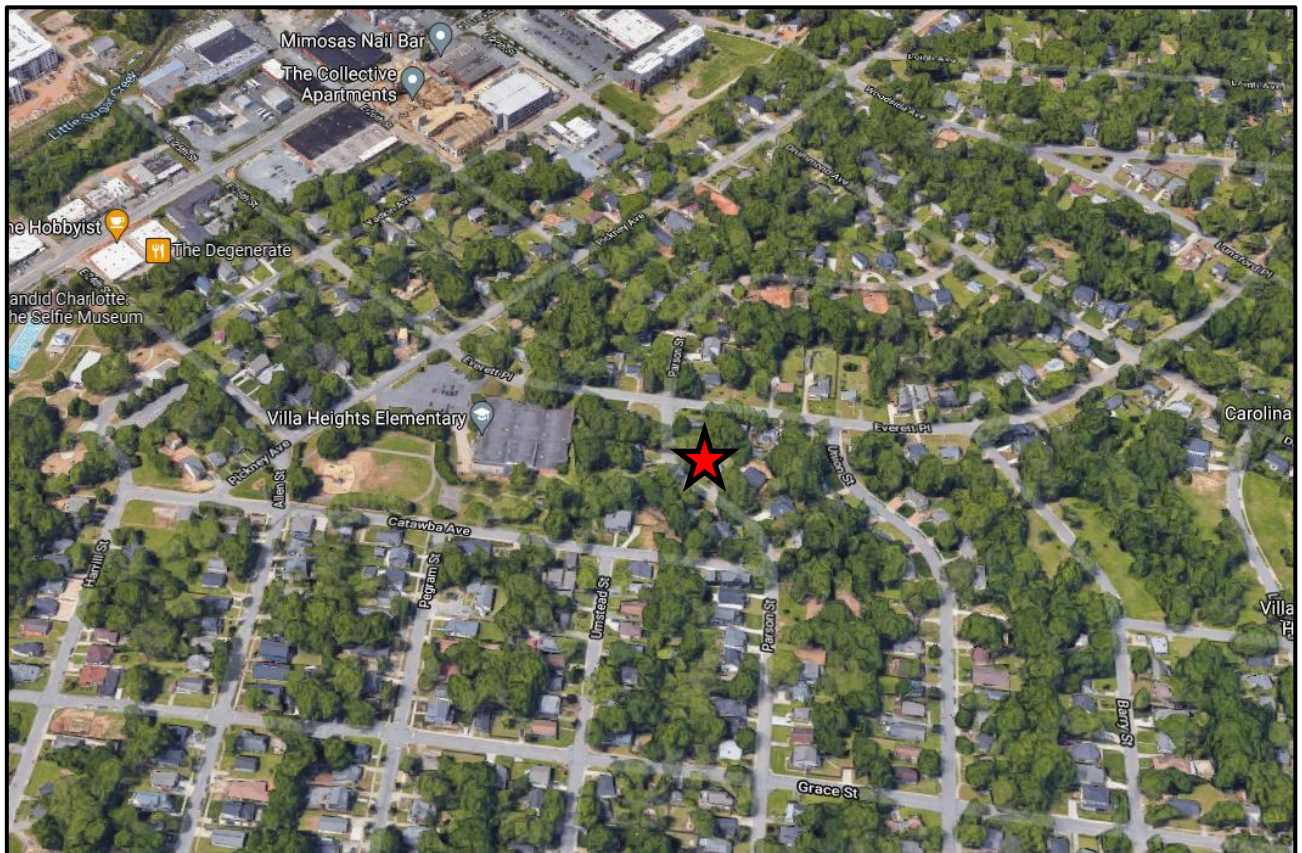
This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



There have been no historic rezonings of this site. The subject property lies within an existing residential neighborhood.





General location of subject property denoted with red star.



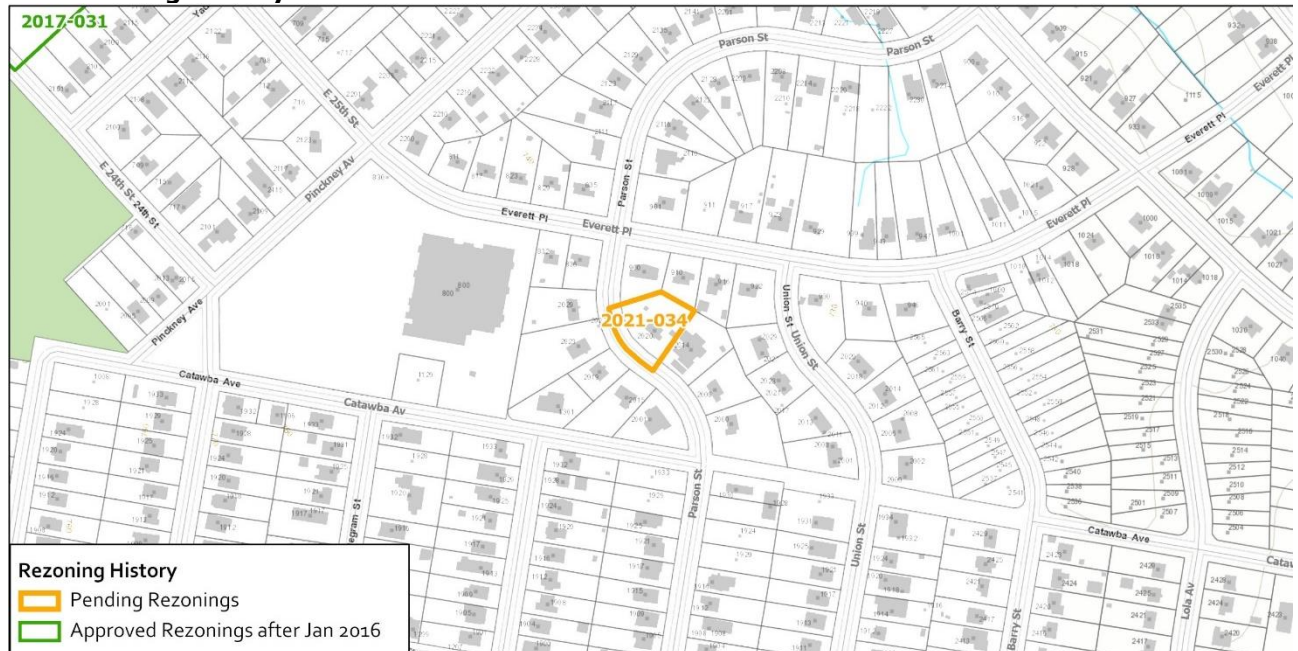
Streetview looking east along Parson Street toward the subject property.





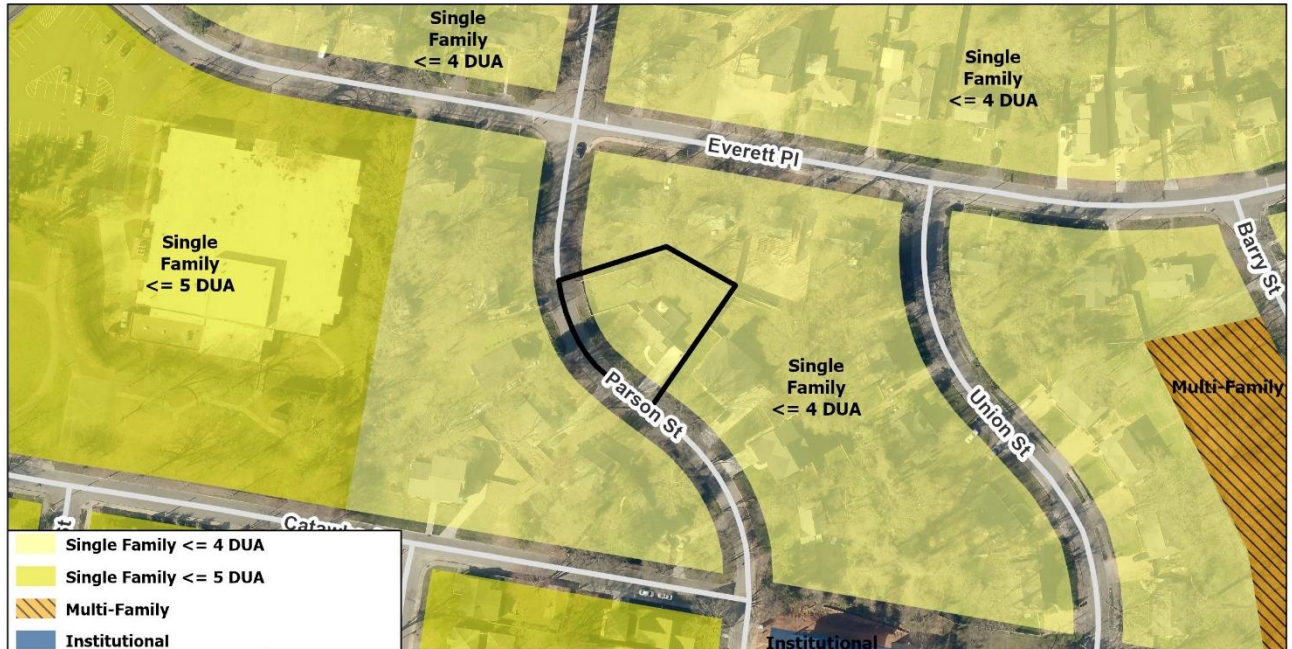
Looking west along Parson Street. This image shows some of the newer housing that has been built along the street in recent years.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-031	Petition to rezone to TOD along 24 <sup>th</sup> and N. Davidson Streets.	Approved

- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends single family uses up to four DUA.
- 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 six to eight dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – 6 to 8 DUA
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	5
Road Network Evaluation	1
Design Guidelines	0
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 11</b>	<b>Total Points: 11</b>

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained minor collector road (Parson Street). This site is going from an existing trip generation of 10 vehicle trips per day, to a proposed total of 20 vehicle trips/day. This site is within the East Wedge with no active projects nearby. As this is a conventional rezoning, during permitting, CDOT will coordinate with the petitioner to include infrastructure in accordance with the City's Ordinances, Area Plans, and Policies as applicable. CDOT has no outstanding items with this petition.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 10 trips per day (based on one single family dwelling).
    - Entitlement: 10 trips per day (based on one single family dwelling).
  - Proposed Zoning: 30 trips per day (based on quadruplex).

**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 zero students, 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:
      - Villa Heights Elementary remains at 75%
      - Eastway Middle remains at 117%
      - Garinger High remains at 117%.
  - **Charlotte Water:** Insert location information from memo. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **City Arborist:** No comments submitted.
  - **Erosion Control: 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.**
  - **Stormwater Services Land Development Engineering: No outstanding issues.**
  - **Storm Water Services: No outstanding issues.**
  - **Urban Forestry:** No outstanding issues.
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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