

<b>REQUEST</b>	Current Zoning: R-17MF (LWPA), multi-family residential, Lake Wylie Protected Area and R-3 (LWPA), single family residential, Lake Wylie Protected Area Proposed Zoning: R-8 (LWPA), single family residential, Lake Wylie Protected Area
<b>LOCATION</b>	Approximately 17.29 acres generally fronting Mount Holly Road, Chattaroy Drive, Layton Ridge Lane, and Taftnale Court.
<b>SUMMARY OF PETITION</b>	The petition proposes to rezone an area consisting of single family residential homes and undeveloped acreage from multi-family to single family to align the zoning with the existing land uses. This is a corrective rezoning in accordance with the <i>Catawba Area Plan</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Numerous. See application online. Charlotte-Mecklenburg Planning Commission. N/A
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with intent of the <i>Catawba Area Plan</i> and to be reasonable and in the public interest by a unanimous vote of the Zoning Committee (motion by Commissioner Phipps seconded by Commissioner Fallon).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second:            Dodson/Phipps Yeas:                            Dodson, Fallon, Firestone, Lipton, Phipps and Rosenburgh Nays:                            None Absent:                         Walker Recused:                        None
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<b>ZONING COMMITTEE DISCUSSION</b>	<p>Staff presented this item to the Committee, explaining it was a corrective rezoning to align the zoning district with the intent of the <i>Catawba Area Plan</i> to preserve the single family residential character of the general area.</p> <p>One Commissioner noted the petitioner is listed as the Charlotte-Mecklenburg Planning Commission, but that the petition was not accepted for filing. Staff responded that the petitioner is actually the Charlotte-Mecklenburg Planning Department. Committee members expressed an interest in better understanding differences between the Planning Department and the Planning Commission with respect to filing an application.</p> <p>A Commissioner asked why were some of the properties not included in the recommended corrective rezonings section of the plan. Staff responded that upon further review it was felt these properties should be a part of this request. Staff also noted that the implementation section of the document (where recommended corrective rezonings are identified) is not adopted by City Council. There was no further</p>
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discussion of the petition.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Background**
    - The *Catawba Area Plan* was adopted in 2010, with intent to appropriately align land uses and zoning districts. The plan recommended up to six dwelling units per acre for this rezoning site. However, after further review of the existing residential development, it was determined that those properties would become non-conforming with respect to setbacks under the associated R-6 zoning district. In addition, one of the property owners of an undeveloped parcel involved requested that the density not be reduced significantly from what is permitted under the current R-17MF. Therefore, the R-8 zoning district was deemed an appropriate alternative.
    - Although a community meeting is not required with a conventional petition, one was held to allow property owners an opportunity to hear and comment on the request. In addition, public input and participation was an integral component throughout the *Catawba Area Plan* process.
  - **Proposed Request Details**
    - This is a conventional rezoning petition with no associated site plan.
  - **Public Plans and Policies**
    - The *Catawba Area Plan* (2010) recommends residential up to 6 dwelling units per acre.
    - This petition is inconsistent with the recommendation in the *Catawba Area Plan* in terms of density, but is consistent with the general intent of the plan recommendation for low to moderate density residential development.
  - **Staff Recommendation (Updated)**
    - Staff recommends approval of this petition.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** No issues.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** Mecklenburg County Parks and Recreation Department requests, as a minimum, the dedication of the 100' SWIM buffer on the west end of this parcel for greenway purposes. Partial dedication of greenway was achieved through the subdivision process. (Note: This is a conventional petition with no associated site plan.)

**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - There is no site plan associated with this conventional rezoning request.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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