
REQUEST	Current Zoning: R-8MF(CD)(LWPA), multi-family residential, conditional, Lake Wylie Protected Area Proposed Zoning: R-4(LWPA), single family residential, Lake Wylie Protected Area
LOCATION	Approximately 18.60 acres located on the south side of Bellhaven Boulevard and across from Oakridge Drive and Westbourne Drive.
SUMMARY OF PETITION	The petition proposes to rezone the subject property to allow uses permitted in the R-4 zoning district.
STAFF RECOMMENDATION	Staff recommends approval of this conventional rezoning request. This petition is inconsistent with the <i>Northwest District Plan</i> , which reflects the current zoning, but is consistent and compatible with the predominant zoning and land uses in the immediate area.
PROPERTY OWNER PETITIONER COMMUNITY MEETING	Kids Going Bananas Kids Going Bananas/Jerry Chadwick Meeting is not required.

PLANNING STAFF REVIEW

- **Background**

On April 19, 1999, City Council approved rezoning petition #1999-037, from R-4(LWPA) to R-8MF(CD)(LWPA). A religious institution was in operation on the parcel at the time of this rezoning. The site plan approved in 1999 contains the following conditions:

- 64 multi-family dwelling units in quadruplex structures at 3.43 units per acre;
- dedication of greenway (approximately 4.58 acres) along the Gum Branch floodplain traversing along the rear of the parcel prior to issuance of the first certificate of occupancy;
- construction of a left-turn lane on Bellhaven Boulevard; and
- provision of a 50' Class "C" buffers along the western and property lines (portions reduced to 37.5').

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. The proposed conventional rezoning would replace the current site plan, development proposal and associated provisions approved in 1999.

- **Existing Zoning and Land Use**

- The site is currently developed with a building being used as a religious institution and accessory day care facility. There is also a vacant single family residential structure on the property. The property is primarily surrounded by single family residential development zoned R-3 and R-4. A shopping center zoned B-1SCD and two religious institutions zoned R-3 are located to the northwest. A convenience gas station, auto repair service and vacant lot zoned B-1, B-1(CD), and O-1(CD) (respectively) are located to the west.

- **Rezoning History in Area**

- There have been no recent rezonings in the immediate area.

- **Public Plans and Policies**

- The *Northwest District Plan* (1990), as amended by Rezoning petition 1999-037, recommends multi-family residential up to eight dwelling units per acre.
 - This petition is inconsistent with the *Northwest District Plan's* current recommendation for multi-family residential.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** CDOT notes that the proposed rezoning will have a minor impact on the surrounding thoroughfare system.
 - **Vehicle Trip Generation:**
Current Zoning: 440 trips per day.
Proposed Zoning: 570 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** CMS states that the net change in the number of students generated from existing zoning to proposed zoning is 46 students. If this petition is approved and is developed with single family homes at four units per acre, overcrowding and/or reliance upon mobile classrooms at Paw Creek Elementary School, Coulwood Middle School, and West Mecklenburg High School could result.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** LUESA had several comments related to drainage, a preexisting septic system and a possible water supply well. These notes have been relayed to the petitioner.
- **Mecklenburg County Parks and Recreation Department:** The Parks and Recreation Department notes that the site includes a greenway corridor that has been approved as part of the 2008 Greenway Master Plan, and requests, at a minimum, the conveyance of the 100' SWIM buffer of this parcel for greenway to Mecklenburg County. This rezoning request is not a conditional petition, and therefore this dedication cannot be made through the rezoning process.

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.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department 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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