

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: R-4, single family residential
LOCATION	Approximately 9.50 acres located on the north side of Providence Road West, at the intersection of Old Ardrey Kell Road and Providence Road West. (Council District 7 – Cooksey)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the R-4 district.
PROPERTY OWNER	Clarence and Mary Earnheart, Jr, Gary H. Earnheart, Marcel C. Fromond, and Mecklenburg County
PETITIONER	Adam Fiorenza
AGENT/REPRESENTATIVE	Dee Reid
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>South District Plan</i> but to be consistent with the criteria for increased density for up to four dwelling units per acre in the General Development Policies, and therefore reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Lathrop seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
--------------------------------	---

VOTE	Motion/Second: Allen/Eschert Yeas: Allen, Eschert, Johnson, Labovitz, Lathrop and Walker Nays: None Absent: Nealon Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented the petition and noted that there are no outstanding issues. The Committee questioned the reason listed on the protest petition. Staff responded that the reasons listed pertained to density, traffic and disturbance of the wildlife.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The South District Plan (1993) recognizes the existing R-3 zoning.
 - The General Development Policies (GDP) support residential densities up to four units per acre upon an assessment of the site to ensure the following: water and sewer will be provided appropriately, the petitioner has met with staff, an evaluation of the road network has been completed, and that it meets appropriate design guidelines.
 - The land use is inconsistent with the density set forth in the South District Plan. However, the site meets the criteria of the GDP for an increase in density up to four units per acre.

- **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate 26 students. The net change in the number of students generated from existing zoning to proposed zoning is six students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
-

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*.
 - This site meets minimum ordinance standards.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

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

Planner: Sonja Sanders (704) 336-8327