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<b>REQUEST</b>	Current Zoning: TR (transitional residential, Town of Huntersville) Proposed Zoning: R-4 (single family residential)
<b>LOCATION</b>	Approximately 6.77 acres located at the northeast corner of the intersection of Arthur Davis Road and Independence Hill Road. (Outside City Limits)
<b>SUMMARY OF PETITION</b>	The petition proposes to establish City of Charlotte zoning for five tax parcels that were previously in the zoning jurisdiction of the Town of Huntersville.
<b>PROPERTY OWNER</b>	Merle and Elizabeth King, Doris Maxwell Family LLC and John K. Maxwell
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
<b>STATEMENT OF CONSISTENCY</b>	<p>This petition is found to be consistent with the intent of the <i>Northlake Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"><li>• The plan recommends single family residential up to four dwelling units per acre and transit supportive uses on nearby properties.</li></ul> <p>Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the petition:</p> <ul style="list-style-type: none"><li>• Establishes City of Charlotte zoning for property included in the recent extension of Charlotte's extraterritorial jurisdiction and previously located in the Town of Huntersville; and</li><li>• Is consistent with the low density residential character envisioned for the surrounding area;</li></ul> <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Wiggins).</p>
<b>VOTE</b>	Motion/Second: Labovitz/Dodson Yeas: Dodson, Eschert, Labovitz, Lathrop, Nelson, Sullivan, and Wiggins. Nays: None Absent: None Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff explained that this is a conventional rezoning petition with no associated site plan and no outstanding issues. This petition will establish City of Charlotte zoning for five tax parcels that were formerly in the Town of Huntersville's zoning jurisdiction. There is no adopted plan for the City of Charlotte that specifically addresses this site. However, the <i>Northlake Area Plan</i> is adjacent to the site, and recommends both transit supportive and single family residential land uses for nearby areas.
<b>STAFF OPINION</b>	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 Charlotte City Council voted July 28, 2014 to approve an annexation agreement with the Town of Huntersville to more closely align the Extraterritorial Jurisdiction boundaries with the Interstate 485 right-of-way. This petition will establish City of Charlotte zoning for five tax parcels that were formerly in the Town of Huntersville's zoning jurisdiction.
  - **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.
  - **Public Plans and Policies**
    - The subject property was located in an area that was within the Town of Huntersville's zoning jurisdiction and is zoned TR (transitional residential), which would allow 6.09 dwelling units.
    - There is no adopted plan for the City of Charlotte that specifically addresses this site.
    - The *Northlake Area Plan* is adjacent to the site, and the plan recommends both transit supportive and single family residential land uses up to four dwelling units per acre, which would allow 36 dwelling units, for nearby areas.
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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.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** 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.
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**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
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review

- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Sonja Strayhorn Sanders (704) 336-8327