
REQUEST	Current Zoning: TR (transitional residential, Town of Huntersville) Proposed Request: Establishment of zoning for area included in recent extension of the City of Charlotte Extra Territorial Jurisdiction (ETJ) R-4 (single family residential)
LOCATION	Approximately 6.77 acres located at the northeast corner of the intersection of Authur Davis Road and Independence Hill Road. (Outside City Limits)
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The proposed zoning is consistent with the existing zoning on surrounding properties and the intent of the <i>Northlake Area Plan</i> , which recommends both transit supportive and single family residential land uses up to four dwelling units per acre for nearby areas.
PROPERTY OWNER	Merle and Elizabeth King, Doris Maxwell Family LLC and John K. Maxwell
PETITIONER AGENT/REPRESENTATIVE	Charlotte-Mecklenburg Planning Department N/A
COMMUNITY MEETING	Meeting is not required.

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.
 - **Existing Zoning and Land Use**
 - The subject properties are zoned TR (Town of Huntersville transitional residential). One of the subject parcels is developed with a religious institution and the remaining parcels are vacant. The site abuts Interstate 485 to the north and is surrounded by single family dwellings, a religious institution and vacant properties in R-3 (single family residential) and R-4 (single family residential) districts.
 - **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **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.
 - **Vehicle Trip Generation:**
Current Zoning: This site currently has no City of Charlotte zoning.
Proposed Zoning: 320 trips per day.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning will generate zero students, while the development allowed under the proposed zoning would produce two students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is two students.
 - **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.

OUTSTANDING ISSUES

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

- Application
- 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

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