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<b>REQUEST</b>	Current Zoning: R (residential, Town of Mint Hill) 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)
<b>LOCATION</b>	Approximately 9 acres located at the end of Lea Woods Lane and between Grayling Court and Falconwood Court. (Outside City Limits)
<b>SUMMARY OF PETITION</b>	The petition proposes to establish City of Charlotte zoning for portions of ten tax parcels that were previously in the zoning jurisdiction of the Town of Mint Hill.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The proposed zoning is consistent with the existing zoning on surrounding properties and meets the base density of four dwelling units per acre set forth in the <i>General Development Policies</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Various Charlotte-Mecklenburg Planning Department N/A
<b>COMMUNITY MEETING</b>	Meeting is not required.

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## **PLANNING STAFF REVIEW**

- **Background**
    - The Charlotte City Council voted August 25, 2014 to approve an annexation agreement with the Town of Mint Hill to more closely align the Extraterritorial Jurisdiction boundaries with the realigned Albemarle Road right-of-way and with greenways. This petition will establish City of Charlotte zoning for portions of up to 10 tax parcels that were formerly in the Town of Mint Hill'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 developed with single family detached dwellings or parcels dedicated for park greenway/open space. Surrounding properties are developed with single family and multi-family dwellings, manufactured housing units, or vacant lots in R-4 (single family residential) and R-MH (residential manufacture housing) districts. To the southeast is a multi-family development, with scattered single family detached and undeveloped acreage in the Town of Mint Hill.
  - **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 Mint Hill's zoning jurisdiction, and is currently zoned R (residential, Town of Mint Hill). This zoning classification would allow approximately 19.6 dwelling units.
    - There is no adopted plan for the City of Charlotte that specifically addresses this site.
    - The *East District Plan* recommends both transit supportive and single family residential land uses up to four dwelling units per acre 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: 400 trips per day.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce seven students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is seven 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.
  - **Urban Forestry:** No comments received.
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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](http://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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