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| REQUEST | Current Zoning: R-4 (single family residential) Proposed Zoning: R-8 (single family residential) |
| LOCATION | Approximately 0.338 acres located on the east side of China Grove Church Road between Aileen Circle and Ervin Lane. (Council District 3 - Mayfield) |
| SUMMARY OF PETITION | The petition proposes to allow all uses in the R-8 (single family residential) zoning district. |
| PROPERTY OWNER | Mary Cuthbertson Trust |
| PETITIONER | Mary Cuthbertson |
| AGENT/REPRESENTATIVE | Luella Hinson |
| COMMUNITY MEETING | Meeting is not required. |

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| STAFF RECOMMENDATION | <p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Sharon & I-485 Transit Station Area Plan</i> recommendation for residential use at eight dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • Staff supports this petition because: <ul style="list-style-type: none"> • The subject site is within ¼ mile walk of the I-485 Transit Station on the LYNX Blue Line. • The subject site is divided into two parcels, one of which is unbuildable in its current configuration. A rezoning to R-8 would allow the parcels to be reconfigured into two buildable lots. • The proposed zoning is consistent with current zoning of most of the other residential parcels along and off China Grove Church Road. • The proposed zoning will help to maintain the low to moderate density residential character of the Sterling neighborhood. |
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PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
 - Allows all uses permitted in the R-8 (single family residential) zoning district. The uses allowed by right include single family dwellings, duplex, triplex and quadraplex units, farms and parks and greenways. Uses allowed with prescribed conditions include elementary and secondary schools, government buildings, and religious institutions.
- **Existing Zoning and Land Use**
 - The site is currently undeveloped and zoned R-4 (single family residential). It was occupied by two single family homes in years past.
 - The southern and western boundary of the site abuts Sterling Elementary School which is zoned R-4 (single family residential).
 - On the northern and eastern side of the site fronting China Grove Church Road property is zoned R-4 (single family residential) and R-8(CD) (single family residential, conditional) and developed with single family homes.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2010-005 rezoned approximately 7.95 acres located on the west side of China Grove Church Road, the south side of Ervin Lane, both sides of Dendy Lane, and both sides of Packard Street from R-17MF (multi-family residential) to R-8 (single family residential) to allow all uses in the R-8 (single family residential) district. This was a corrective rezoning in accordance with the *Sharon & I-485 Transit Station Area Plan*.

- **Public Plans and Policies**

- The *Sharon & I-485 Transit Station Area Plan* recommends residential use at eight dwelling units per acre. The site is within a ¼ mile walk of the I-485/South Boulevard Transit Station, but is recommended for continued lower density residential to preserve the character of the Sterling neighborhood.

TRANSPORTATION CONSIDERATIONS

- As a small conventional district with low trip generation potential, CDOT does not have any concerns with this petition. CDOT will ensure proper site design during the subsequent permitting phase.
- **Vehicle Trip Generation:**
Current Zoning: 15 trips per day.
Proposed Zoning: 29 trips per day.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Solid Waste Services:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 1 student, while the development allowed under the proposed zoning will produce 1 student. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 0 students. Therefore, the schools are anticipated to remain at the current utilization shown below.
 - McAlpine Elementary at 87%
 - South Charlotte Middle at 100%
 - South Mecklenburg High at 138%
 - **Engineering and Property Management:** The Engineering Department requested the petitioner show the tree save area on the site plan. As this is a conventional rezoning the information will be shown on the plan when the site plan is submitted for review. The petitioner has been made aware that this will be a requirement during permitting.
 - **Charlotte-Mecklenburg Storm Water:** No issues.
 - **Charlotte Water:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte-Mecklenburg Schools
 - Charlotte-Mecklenburg Storm Water
 - Charlotte Water
 - Mecklenburg County Land Use and Environmental Services Agency
 - Mecklenburg County Parks and Recreation Department
 - Transportation Review
 - Engineering and Property Management Review

Planner: John Kinley (704) 336-8311