

REQUEST	Current Zoning: R-15MF(CD) (multi-family residential, conditional) Proposed Zoning: R-5 (single family residential)
LOCATION	Approximately 2.968 acres located at the north side of Hewitt Drive east of Faircreek Court. (Council District 4 - Phipps)
SUMMARY OF PETITION	This conventional petition seeks to allow all uses permitted in the R-5 (single family residential) district. The site is currently vacant and surrounded by single family residential development west of West Sugar Creek Road and south of Gibbon Road.
PROPERTY OWNER	Judson Stringfellow
PETITIONER	Judson Stringfellow
AGENT/REPRESENTATIVE	N/A
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the multi-family land use recommendation for this site, as per the <i>Northeast District Plan</i>.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The adopted land use for this site reflects a 1991 rezoning to allow for the development of a masonic lodge in the R-15 MF (multi-family residential) district. • The surrounding area is developed as a single family neighborhood recommended for single family uses ranging in densities from four dwelling units per acre up to eight dwelling units per acre. • The proposed R-5 single family zoning district is consistent with the surrounding single family zoning districts in the area, which includes R-3 and R-5 (single family residential) and R-6(CD) (single family residential, conditional) zoning districts.
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- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan. The R-5 (single family residential) district is designed to protect and promote the development of single family housing and a limited number of public and institutional uses including: religious institutions, schools of various types, and government buildings.
- **Existing Zoning and Land Use**
 - The site is currently vacant and immediately surrounded by single family residential neighborhoods. The site was rezoned from R-12 (single family residential) to R-15MF(CD) via petition 1991-017 to allow a fraternal organization in a 20,000-square foot building.
 - North are single family detached homes, villas, and retail zoned R-3 (single family residential), R-12MF (multi-family residential), O-2 (office), and B-1 (neighborhood business).
 - To the east and across West Sugar Creek Road, are single family homes, office, retail, institutional uses, and vacant land zoned R-3 (single family residential), R-17MF (multi-family residential), O-2 (office), RE-2 (research), B-1 (neighborhood business), B-2 (general business), and B-2(CD) (general business, conditional).
 - South are single family homes and warehouse uses zoned R-3 (single family residential), R-6(CD) (single family residential, conditional) and I-1 (light industrial).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends multi-family development for this site, recognizing rezoning petition 1991-017 which rezoned the property to R-15MF(CD), to allow the

development of a masonic lodge to be built on the site.

- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of up to 5 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 6 dua
Meeting with Staff	Yes – 1
Sewer and Water Availability	CMUD – 2
Land Use Accessibility	Medium – 2
Connectivity Analysis	Medium – 3
Road Network Evaluation	No – 0
Design Guidelines	Yes - 4
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 12

- **TRANSPORTATION CONSIDERATIONS**

- The site is located between two local streets, Hewitt Drive and Maple Street. This site was previously rezoned per Petition 1991-017. The site is in a Growth Corridor outside of Route 4 and is within the *Northeast District Plan*. The proposed zoning will likely result in a reduction of trips.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land use).
 - Entitlement: 180 trips per day (based on 20,000 square foot fraternal lodge).
 - Proposed Zoning: 170 trips per day (based on 14 single family residential dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero student(s), while the development allowed under the proposed zoning will produce seven student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is seven student(s).
 - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Nathaniel Alexander Elementary from 108% to 109%;
 - James Martin Middle remains at 83%; and
 - North Mecklenburg High remains at 109%.
- **Charlotte Water:** In relation to the parcel under review, Charlotte Water has water system availability via an existing eight-inch water distribution main located along Hewitt Drive and a two-inch water distribution main along Maple Street. Charlotte Water has sewer system availability for the rezoning boundary via existing eight-inch gravity sewer mains located along Maple Street and Hewitt Drive.
- **Engineering and Property Management:** No issues.
 - **City Arborist:** No issues.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** Must comply with the tree ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review

- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

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