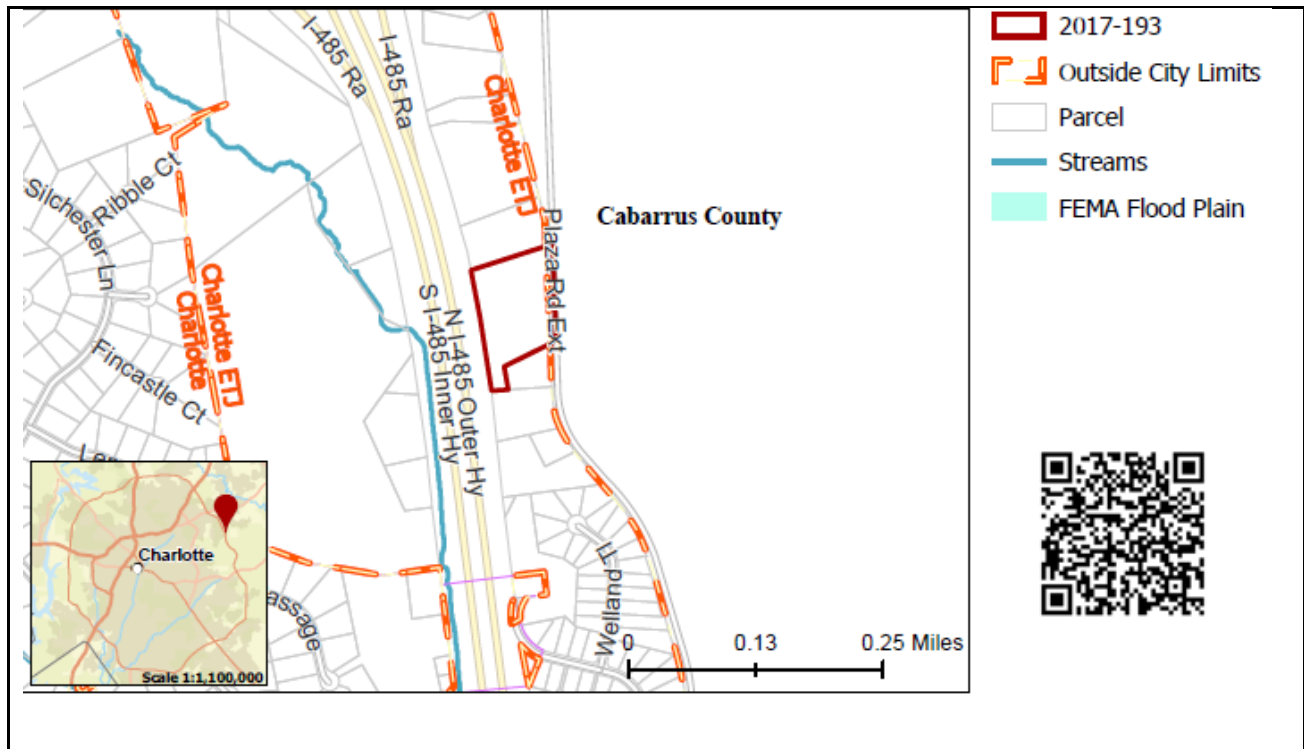


**REQUEST** Current Zoning: R-3 (single family, residential)  
Proposed Zoning: R-8MF (multi-family, residential)

**LOCATION** Approximately 4.61 acres located west of Plaza Road Extension east of I-485, at the Mecklenburg/Cabarrus County Line.  
(Outside City Limits)



**SUMMARY OF PETITION** The conventional petition proposes to redevelop the site to allow all uses permitted in the R-8MF (multi-family, residential) district on the site located near the eastern edge of Mecklenburg County south of Rocky River Road.

**PROPERTY OWNER** Mazen Chakra  
**PETITIONER** Mazen Chakra  
**AGENT/REPRESENTATIVE** NA

**COMMUNITY MEETING** Meeting is not required.

**STAFF RECOMMENDATION** Staff recommends approval of this petition.

Plan Consistency  
The petition is consistent with the *Rocky River Area Plan*, which recommends residential land uses up to eight dwelling units per acre.

Rationale for Recommendation

- The adopted area plan recommends residential use, at up to eight dwelling units per acre.
- The site backs up to I-485 and is accessed off Plaza Road Extension.
- The recommended land use serves as a transition between the nonresidential mixed use development located north of the site, and the single family detached dwellings developed south of the site.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. The R-8MF (multi-family residential) district is designed to protect and promote the development of multi-family housing and a limited number of public and institutional uses.

- **Existing Zoning and Land Use**



- The site is zoned R-3 (single family residential) and developed with one single family home.
- The surrounding properties north, south and east of the subject site along Plaza Road Extension are developed with single family homes in R-3 zoning. At the rear of the site, to the west, is I-485.



The subject site is developed with one single family home.



North of the site are single family homes.



South of the site are single family homes.

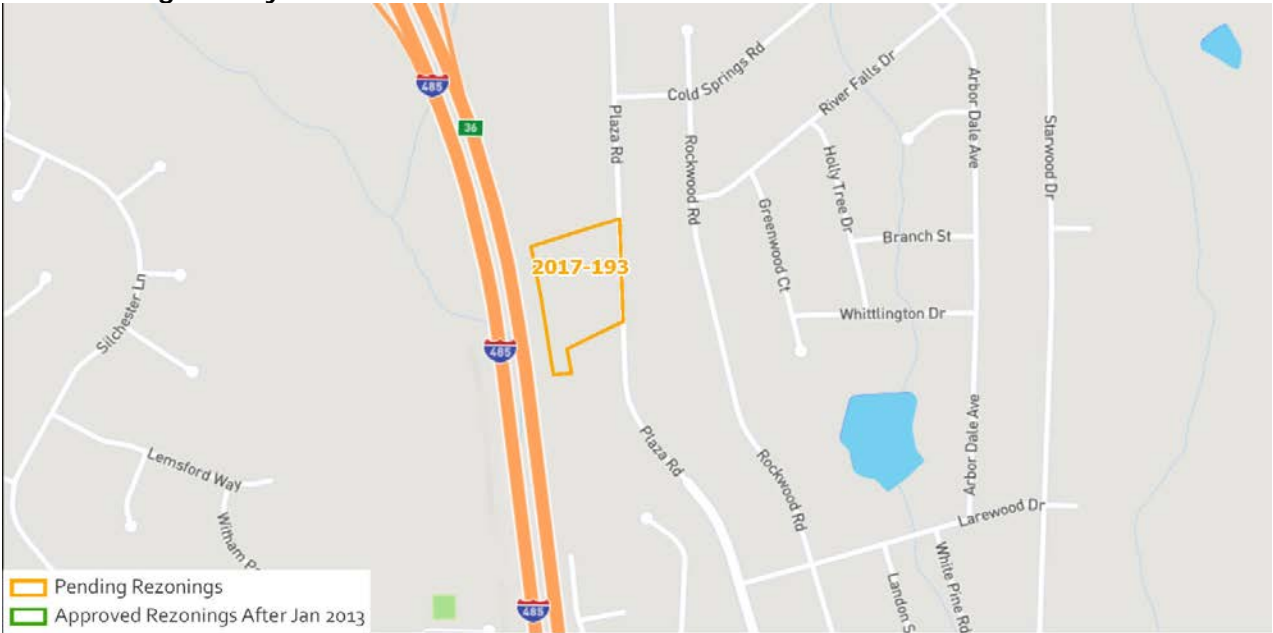


East of the site, across Plaza Road Extension in Cabarrus County, are single family homes on wooded lots.



Interstate 485 is to the rear, west of the site.

- **Rezoning History in Area**



- There have been no recent rezonings in the area.



- The *Rocky River Area Plan* (2006) recommends residential uses up to eight dwelling units per acre.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a minor thoroughfare on the border of Mecklenburg in the City's extra-territorial jurisdiction. During permitting, CDOT will work with the petitioner to implement streetscape improvements to support CDOT's goals for multimodal transportation.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 10 trips per day (based on one dwelling unit).
      - Entitlement: 160 trips per day (based on 13 dwelling units).
    - Proposed Zoning: 340 trips per day (based on 36 dwelling units).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate seven students, while the development allowed under the proposed zoning will produce 14 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is seven students.
  - The proposed development is projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Reedy Creek Elementary from 119% to 120%
    - Northridge Middle at 107%
    - Rocky River High at 90%.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 600 feet southeast of the rezoning boundary along Plaza Road Extension. Charlotte Water currently does not have sewer system accessibility for the rezoning boundary under review.
- **Engineering and Property Management:**
  - **Arborist:** Project is currently outside the City of Charlotte city limits. If the project will remain outside the city limits, no comments. If the project is annexed into the City of Charlotte the follow comments apply: No trees can be removed from or planted in the right-of-way of any existing or newly created City maintained street without explicit permission of the City Arborist's office. The location of structures/driveways/other items illustrated on the site plan are conceptual in nature and do NOT confirm or imply authorization by the City to remove any City trees located in street right-of-way; City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street

right-of-way. No trees can be removed from the right-of-way without explicit authorization from the City Arborist or his designee.

Contact the City Arborist's office to discuss trees species to be planted in the right-of-way on a City of Charlotte maintained street; species must be approved before planting.

Trees cannot be removed from or planted in the right-of-way of any state maintained streets (I-485) without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact the City Arborist's office for a tree planting permit before planting trees in the NCDOT right-of-way once plans have been approved by the City and before planting trees in the NCDOT right-of-way.

The petitioner shall submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right-of-way. In addition, the survey shall include all trees eight inches (DBH) or larger in the setback. Tree survey may be completed by landscape architect, surveyor, or other land development professional

- **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
  
  - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - 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

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