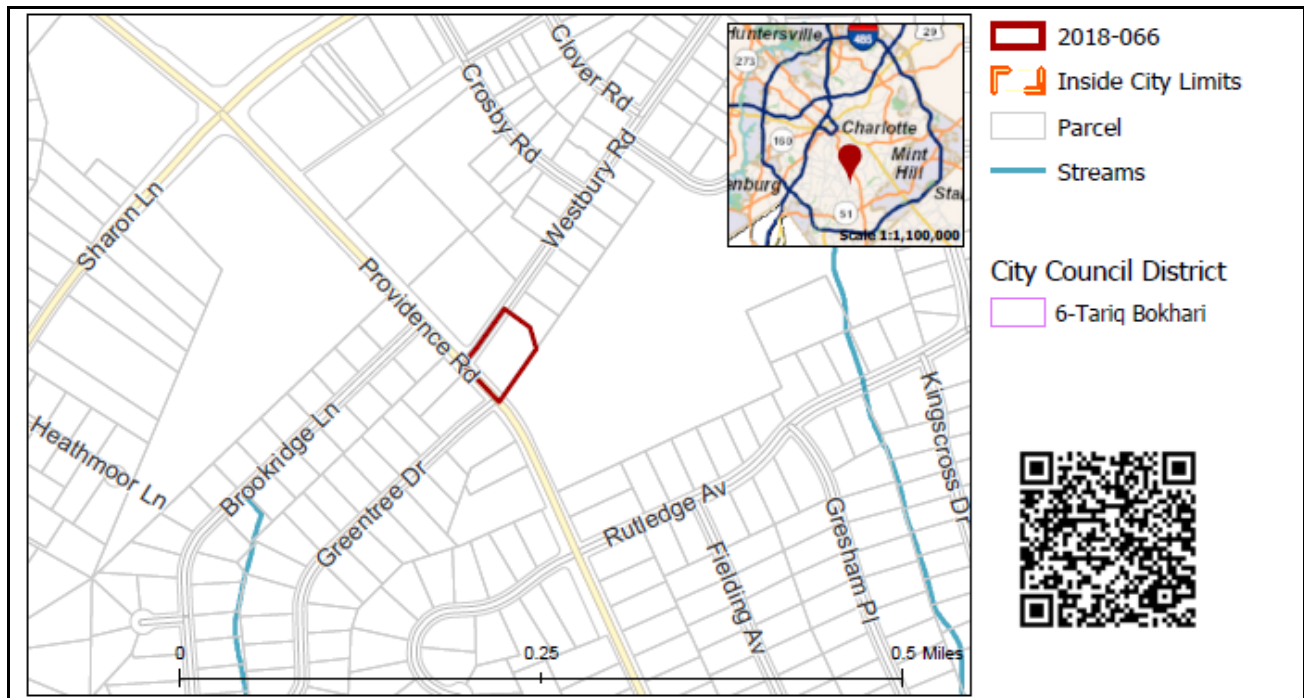


REQUEST Current Zoning: R-3 (single family residential)
Proposed Zoning: R-4 (single family residential)

LOCATION Approximately 0.82 acres located on east side of Providence Road at the intersection of Westbury Road.
(Council District 6 - Bokhari)



SUMMARY OF PETITION The petition proposes to allow all uses permitted in the R-4 (single family residential) zoning district.

PROPERTY OWNER Pike Development Company, LLC

PETITIONER Anthony Moore

AGENT/REPRESENTATIVE Anthony Moore

COMMUNITY MEETING Meeting is not required.

STAFF RECOMMENDATION Staff recommends approval of this conventional petition.

Plan Consistency
The petition is consistent with the *South District Plan* recommendation for single family residential use and consistent with the *General Development Policies (GDP)* criteria for increased density to four dwellings per acre.

Rationale for Recommendation

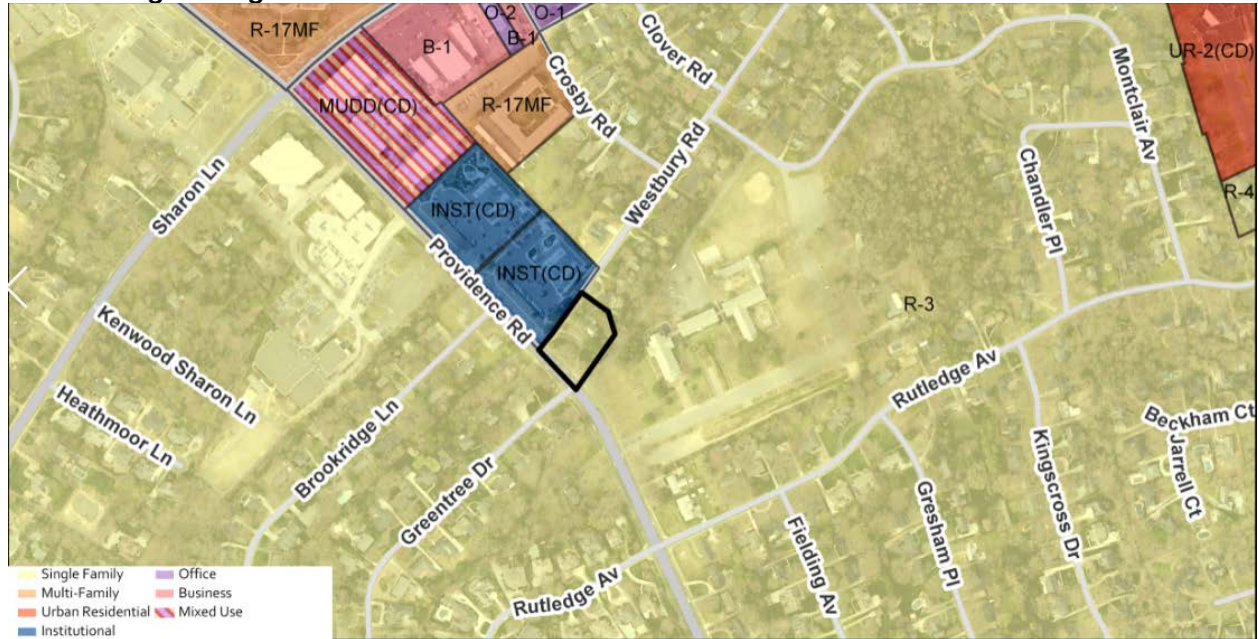
- The site is on Providence Road, a major thoroughfare, and is located between a day care facility and a religious institution, at the edge of the Cotswold mixed use activity center, with limited adjacency to single family properties.
- The differences between R-3 and R-4 are relatively minor, and changing the zoning from R-3 to R-4 for a parcel of less than one acre will not impact the character of the surrounding neighborhood.

PLANNING STAFF REVIEW

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

• **Existing Zoning and Land Use**



The surrounding area is developed with a mixture of uses including institutional facilities (religious institutions and day care facilities), commercial development, multi-family residential and single family residential development.



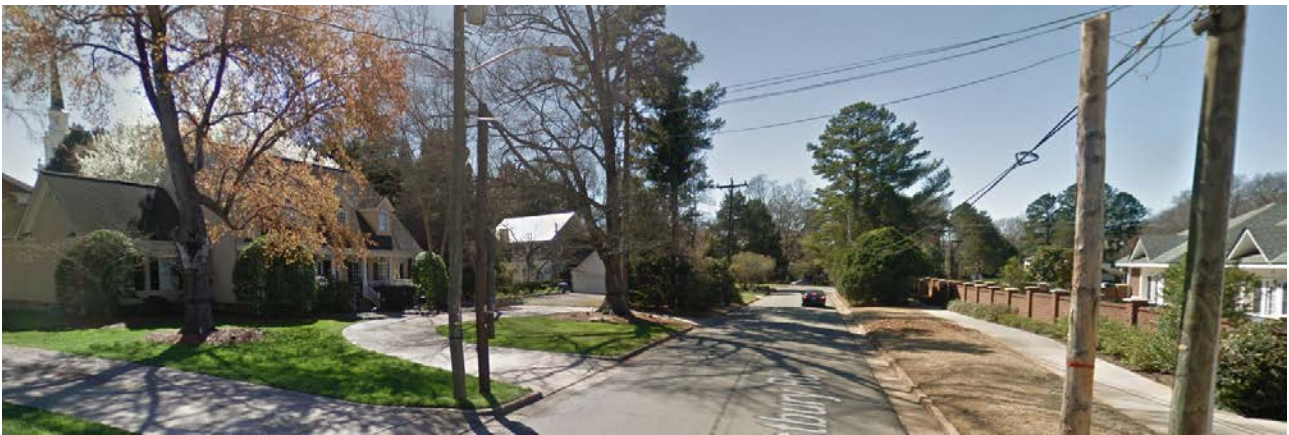
The subject property is zoned R-3 and developed with a single family home.



Providence Preparatory School is located to the north.



Trinity Presbyterian Church is located to the south.



Properties to the east and west are developed with single family homes.

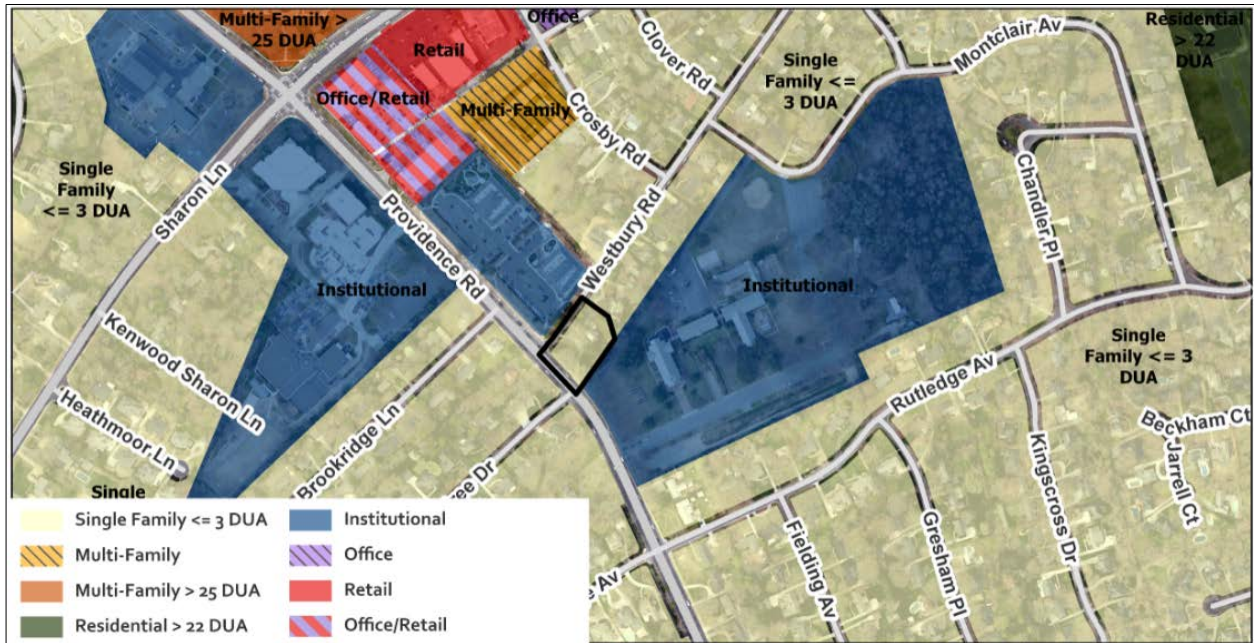
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2013-051	Rezoned 1.92 acres located at the northeast corner of the intersection of Westbury Road and Providence Road to INST(CD) institutional, conditional to allow a 13,500-square foot pre-school/child development center.	Approved

2016-024	Rezoned 6.01 acres located on Randolph Road to UR-2(CD) urban residential, conditional to allow 180 age restricted multi-family dwelling units.	Approved
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• **Public Plans and Policies**



- The *South District Plan* (1993) recommends single family residential land use at a density of three dwellings per acre. The plan references criteria in the *General Development Policies* for increased density. For density up to four dwellings per acre, the policies call for provision of sewer and water, staff consultation, and evaluation of the road network.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the intersection of a major thoroughfare and a local street. Several CATS bus routes travel along Providence Road and there is a bus stop pair in close proximity to the site. Curb and gutter exists along both street frontages. Sidewalk and planting strip exist on Providence Road but there is no sidewalk on Westbury Road. CDOT will work with the petitioner during permitting to install required sidewalk and planting strip on Westbury Road to increase pedestrian mobility in the vicinity. CDOT will also work with the petitioner during permitting to close the driveway on Providence Road and locate any new driveways on Westbury Road.
 - **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 10 trips per day (based on one dwelling).
 Entitlement: 30 trips per day (based on two dwellings).
 Proposed Zoning: 40 trips per day (based on three dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate one student, while the development allowed under the proposed zoning will produce two students.
 - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Alexander Graham Middle from 116% to 117%
 - The proposed development will not affect the school utilization over existing conditions (without mobile classroom units) at the following schools:
 - Billingsville Elementary (K-2) remains at 74%
 - Cotswold Elementary (Grades 3-5) remains at 139%
 - Myers Park High remains at 113%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing six inch water distribution main located along Westbury Road and via an existing eight inch water distribution main located along Providence Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight inch gravity sewer mains located along Westbury Road and Providence Road.
 - **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from the right-of-way without explicit authorization from the City Arborist or his designee.
 - **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

- Application
- Locator Map
- Pre-hearing Staff Analysis
- Post hearing Staff Analysis
- Zoning Committee Recommendation
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services 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: John Kinley (704) 336-8311