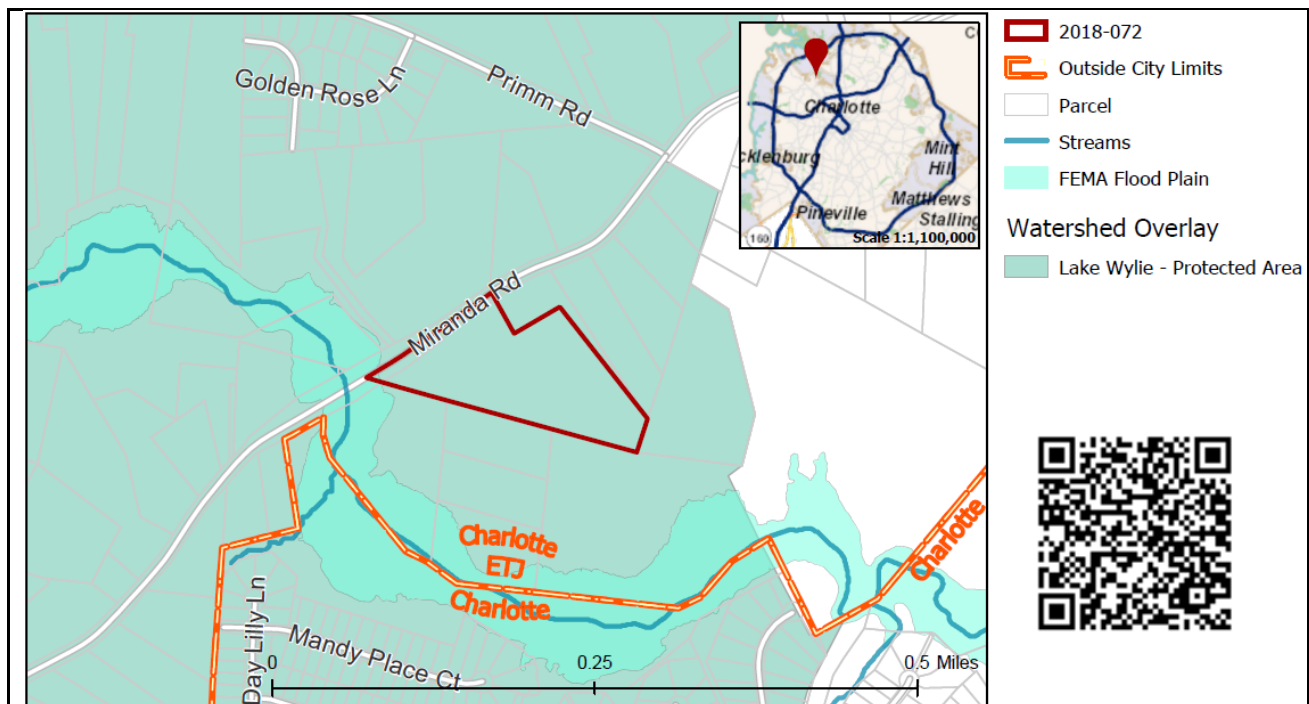


**REQUEST**

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)  
Proposed Zoning: R-5(CD) LWPA (single family residential, conditional, Lake Wylie Protected Area)

**LOCATION**

Approximately 7.68 acres located on the south side of Miranda Road, west of Primm Road.  
(Outside City Limits)



**SUMMARY OF PETITION**

The petition proposes to allow 29 single family detached lots at a density of 3.77 units per acre on a parcel developed with a single family home located in Northwest Charlotte, south of Interstate 485.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Thunderbyrd, LLC  
Thunderbyrd, LLC  
Tom Murphy

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 14

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Northwest District Plan* recommendation for residential uses up to four dwelling units per acre.

Rationale for Recommendation

- The proposed density of 3.77 units per acre is less than what is allowed under the current zoning and is less than the adopted plan recommendation of four dwelling units per acre.
- The proposed development is consistent with the density and land

- use recommendation for the site and surrounding area.
- The new development will provide street connections and set up the future street network, which is consistent with the City Council connectivity policy.

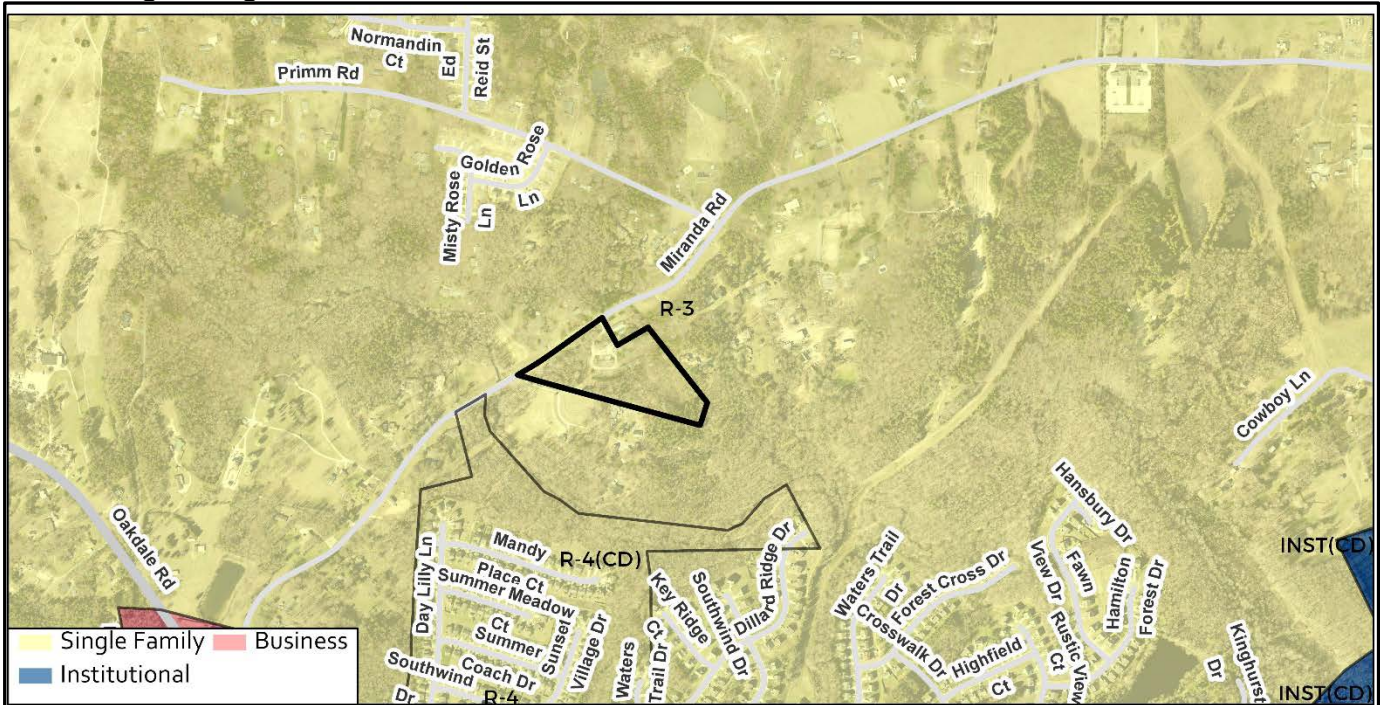
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Maximum of 29 single family detached lots at a density of 3.77 units per acre.
- Reduces the minimum lot width from 70 feet in R-3 (single family residential) to 50 feet in R-5 (single family residential).
- Primary entrance from Miranda Road and internal public street network with proposed future connections to the north, east, and south.
- Dedicates right-of-way 35 feet from centerline along Miranda Road.
- Identifies gravel firetruck turnaround area.
- Proposes privacy fencing or landscape barriers along certain property lines abutting parcels zoned R-3 LWPA (single family residential, Lake Wylie Protected Area).
- Shows locations for tree save areas and open space.
- Identifies potential detention pond location.

### • Existing Zoning and Land Use



- The site is currently developed with a single family home and is surrounded by lower density single family neighborhoods, undeveloped and vacant land.





The subject property is developed with a single family house.



The properties to the south and East along Miranda Road are developed as large lot residential uses and undeveloped land.



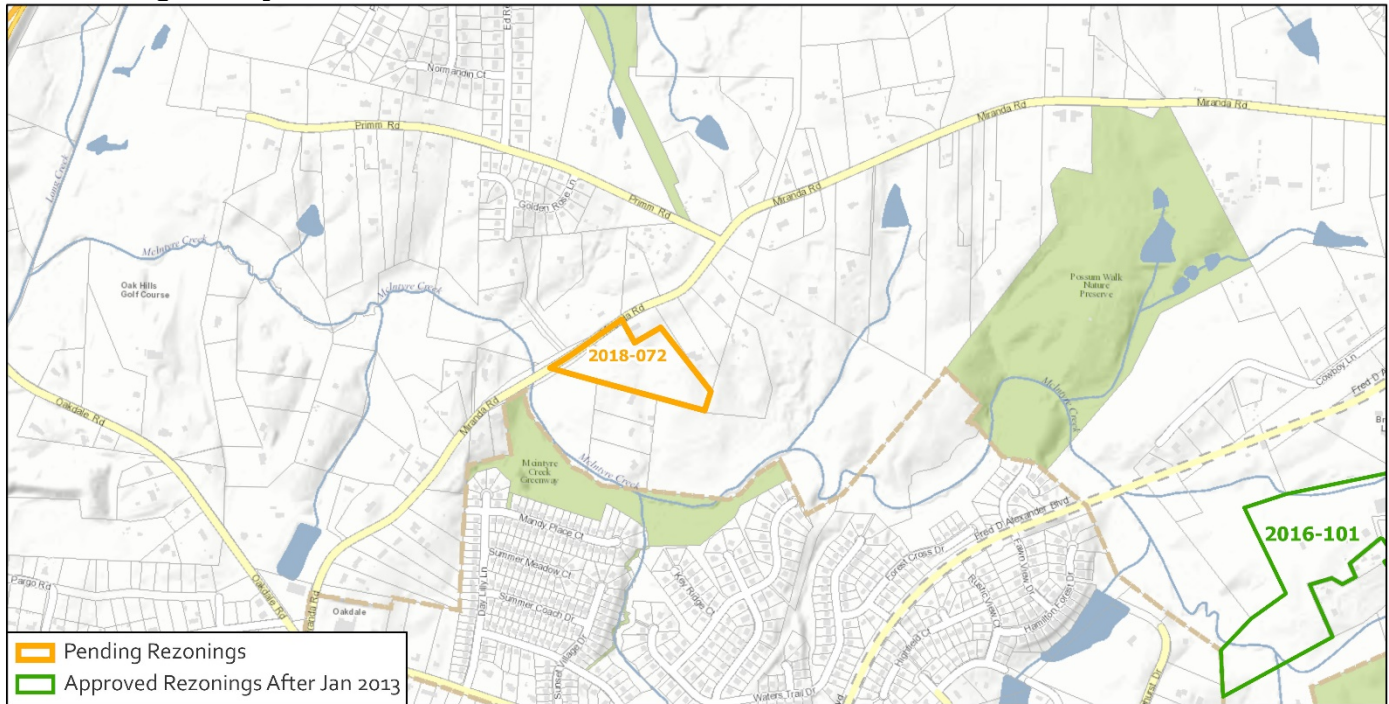
Properties to the north along Miranda Road are developed as large lot residential.





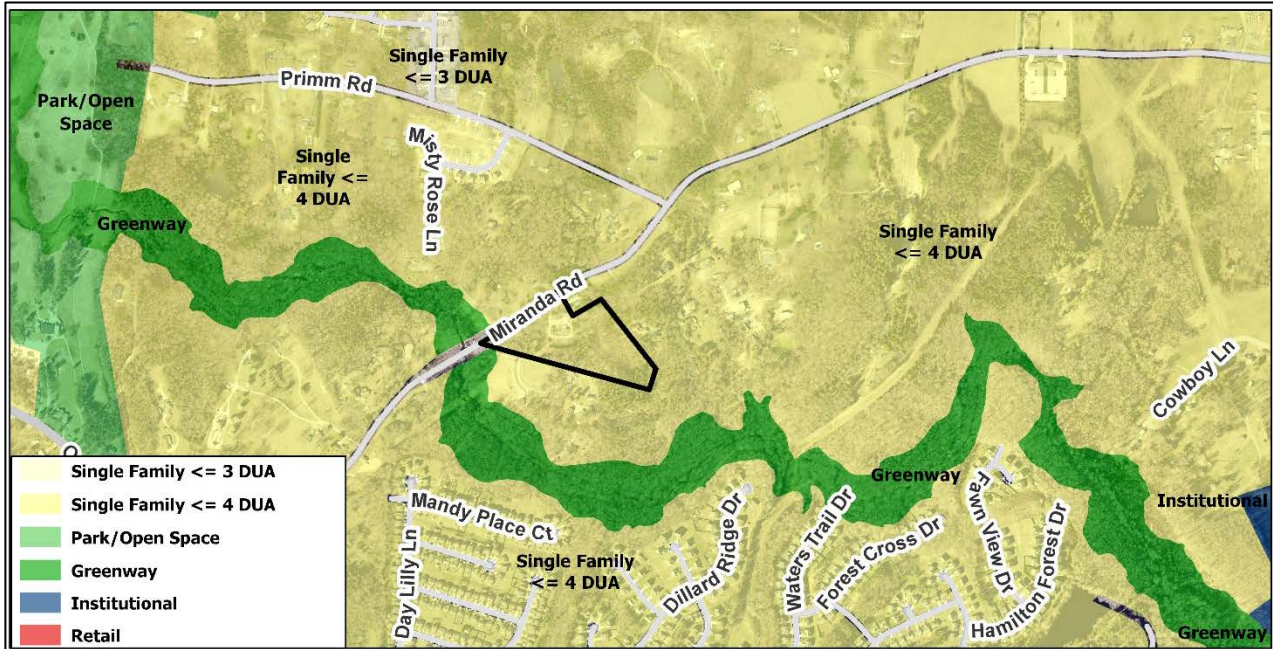
Properties to the west along Miranda Road are developed as large lot residential.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-101	Rezoned approximately 34.47 acres to INST(CD) (institutional, conditional) and INST(CD) SPA (institutional, conditional, site plan amendment) in order to allow expansion of the Shining Hope Farms therapeutic riding farm.	Approved
2018-115	Rezone 20.08 acres to R-4 (single family residential) to allow all uses in the R-4 zoning district.	Pending

- **Public Plans and Policies**



- The *Northwest District Plan* (1990) recommends single family residential up to four dwelling units per acre.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is located along a major collector road. The site plan commits to provide an eight-foot planting strip and six-foot sidewalk along its frontage for pedestrian connectivity. In addition, the site commits to provide two public streets to improve street network connectivity.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 10 trips per day (based on single family home).
      - Entitlement: 320 trips per day (based on 27 single family homes).
    - Proposed Zoning: 340 trips per day (based on 29 single family homes).

**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:** (CMS memo is based on the original proposal with 30 single family lots). The development allowed under the existing zoning would generate 14 students, while the development allowed under the proposed zoning will produce 16 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is two students.
  - The proposed development is projected to increase the school utilization (without mobile classroom units), over existing conditions, as follows:
    - Long Creek Elementary from 78% to 80%
    - Bradley Middle to remain at 102%
    - Hopewell High to remain at 90%.
- **Charlotte Water:** Water and sewer service is currently accessible for this rezoning boundary.
- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **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.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- 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:** Claire Lyte-Graham (704) 336-3782