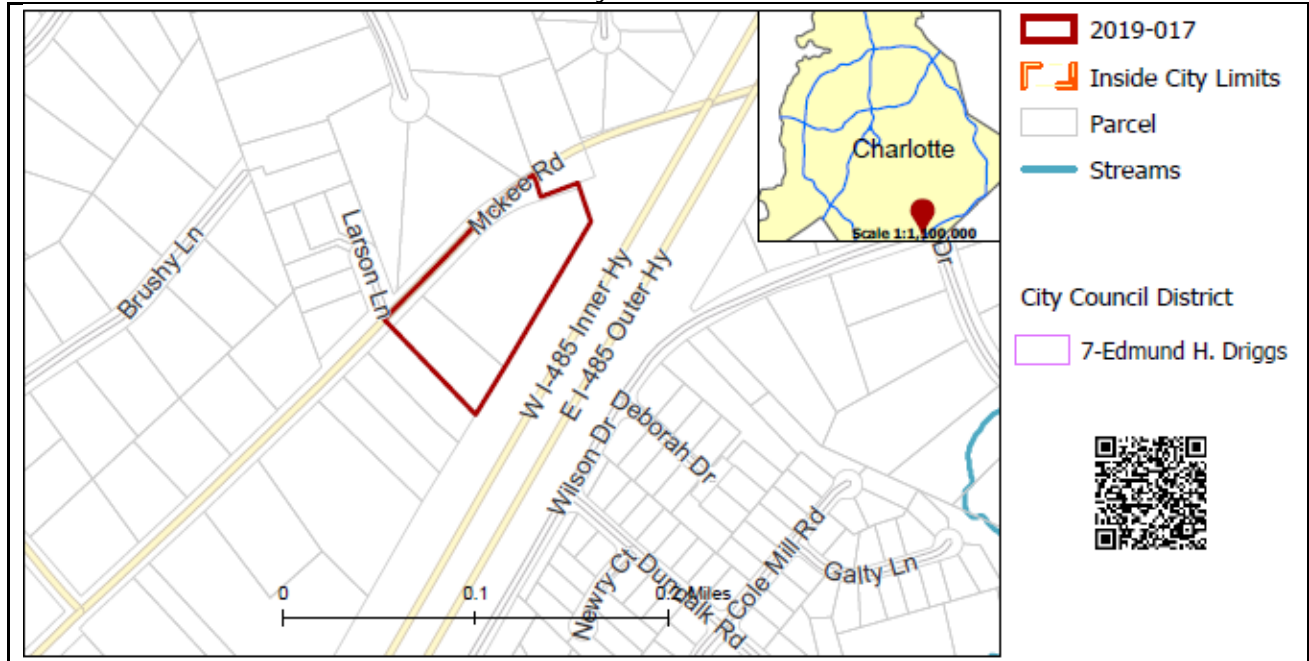


REQUEST

Current Zoning: R-3 (Single Family Residential)
Proposed Zoning: R-6 (Single Family Residential)

LOCATION

Approximately 3.31 acres located on the south side of McKee Rd, east of Kuykendall Rd, west of I-485.



SUMMARY OF PETITION

The petition proposes redevelop the site to allow all uses in the R-6 district for the site located in Southeast Charlotte.

PROPERTY OWNER

Jennifer Anderson and Victoria A. Soini

PETITIONER

Chelsea Building Group, LLC

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is not required.

STAFF

RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

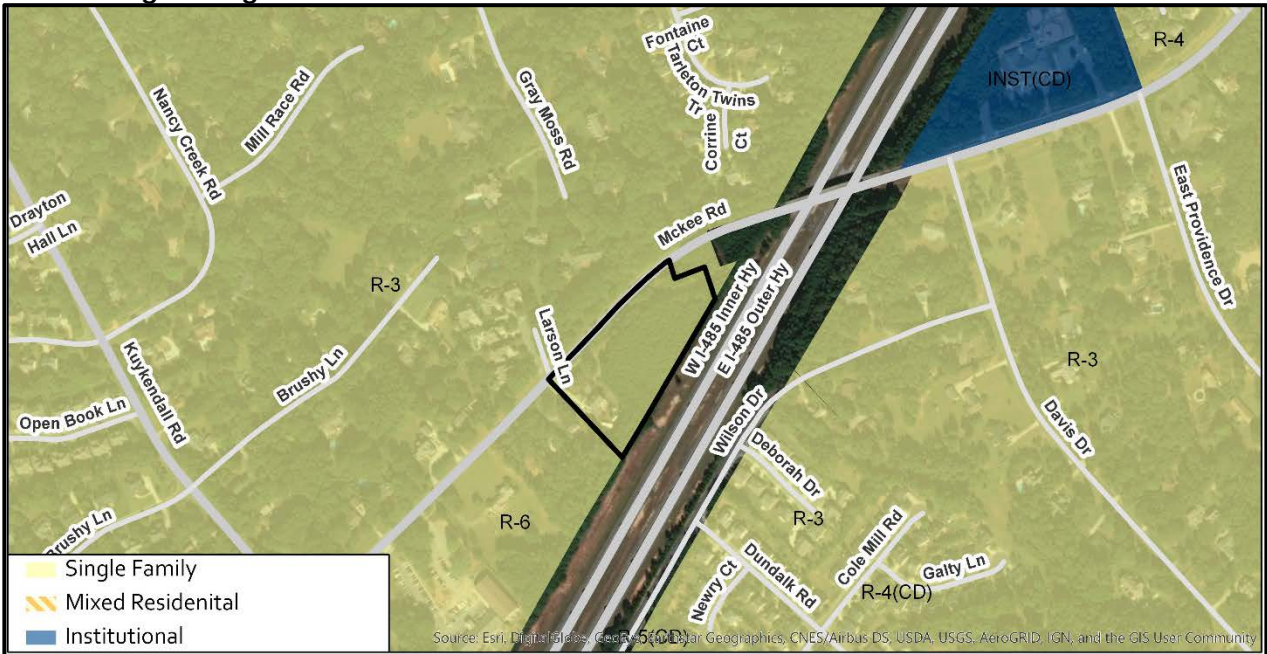
The petition is consistent with the *South District Plan* recommendation for single family residential use. The *General Development Policies* support a density of up to six dwelling units per acre.

Rationale for Recommendation

- The petition is consistent with area plan and *General Development Policy* recommendations.
- The proposed R-6 (single family residential) district allows the same uses as the surrounding R-3 (single family residential) district.
- The proposed R-6 (single family residential) district is compatible with the R-3 (single family residential), MX-2 (mixed use) and R-8MF(CD) (multi-family, conditional) zoning in the area.
- The subject property backs up to I-485 to the southeast, and McKee Road to the northeast and northwest and thereby limiting adjacency to lower density residential to one parcel to the southwest.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**



- Surrounding properties are developed primarily with single family residential dwellings. The property abuts I-485 to the southeast.



The site is composed of a single family home and vacant land.



Properties north and west of the site, across McKee Road are developed with single family homes.

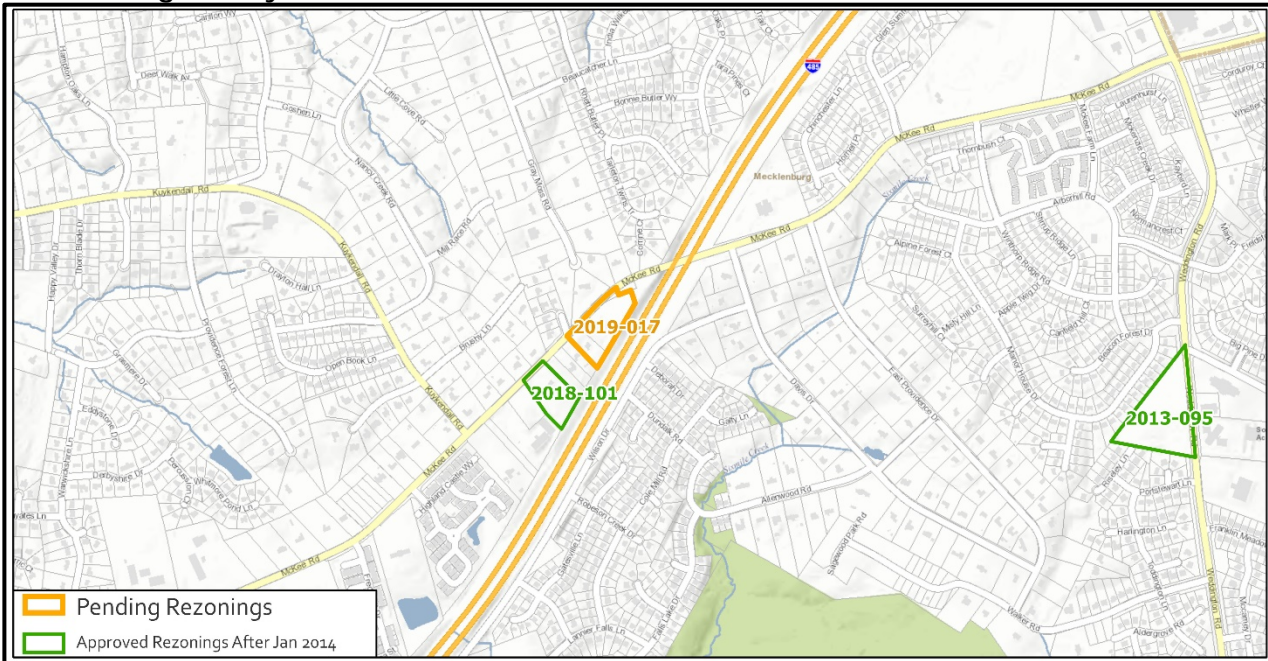


Properties to the south are developed with single family homes.



East of the site is Interstate 485.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-101	Rezoned 2.7 acres from R-3 to R-6 to allow all uses permitted in the R-6 district.	Approved
2013-095	Rezoned 6.75 acres from INST(CD) (Institutional, Conditional) to R-12MF(CD) (Multifamily Residential, Conditional) to allow up to 70 multi-family dwelling units.	Approved

• Public Plans and Policies



- The *South District Plan* (1993) recommends residential uses up to three dwellings per acre.
- 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 6 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 6 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	1
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 10

• TRANSPORTATION CONSIDERATIONS

- The site currently lacks curb, gutter, and sidewalk along McKee Road. CDOT will work with the petitioner during permitting to implement curb and gutter, planting strip, and sidewalk in accordance with city ordinance.
- No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on 1 dwelling).
 - Entitlement: 90 trips per day (based on 9 dwellings).
 - Proposed Zoning: 190 trips per day (based on 19 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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 9 students, while the development allowed under the proposed zoning will produce 11 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 2 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:

- McKee Road Elementary at 94%
 - Jay M. Robinson Middle at 119%
 - Providence High at 112%.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along McKee Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along McKee Road.
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **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
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management 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

Planner: John Kinley (704) 336-8311