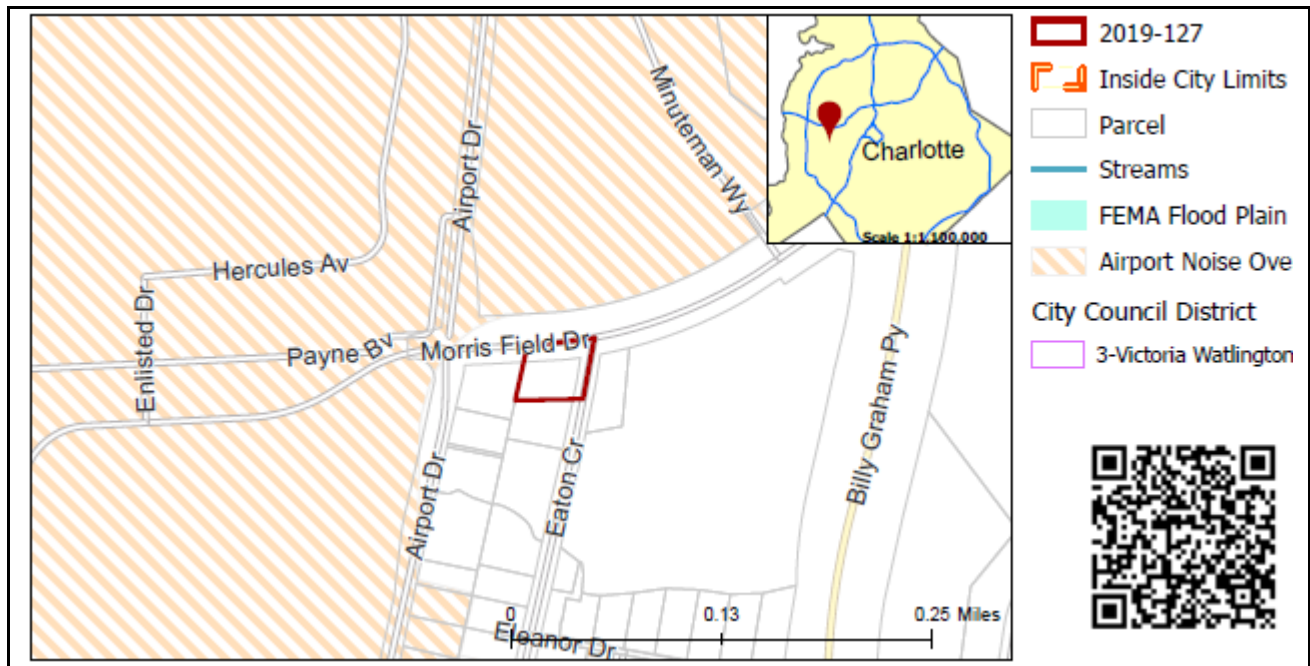


REQUEST

Current Zoning: R-4 (single-family residential)
Proposed Zoning: R-8MF (multi-family residential)

LOCATION

Approximately 0.85 acres located on the south side of Morris Field Drive and the west side of Eaton Circle, east of Airport Drive.



SUMMARY OF PETITION

The petition proposes to allow all uses within the R-8MF zoning district for an existing single family lot in southwest Charlotte.

PROPERTY OWNER

Regal Estates, LLC

PETITIONER

Regal Estates, LLC

AGENT/REPRESENTATIVE

Tiffany Cherry

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan* land use recommendation for single family up to 4 DUA for this site.

Rationale for Recommendation

- The proposed petition is inconsistent with the land use recommendation for single family up to 4 DUA for this site. However, the site is located at an intersection within an activity center that could support a small increase in density.
- The site is currently developed as a duplex which is permitted on corner lots within the R-4 zoning district.
- The petition meets the General Development Policies locational criteria for consideration of up to 6 dwellings per acre.

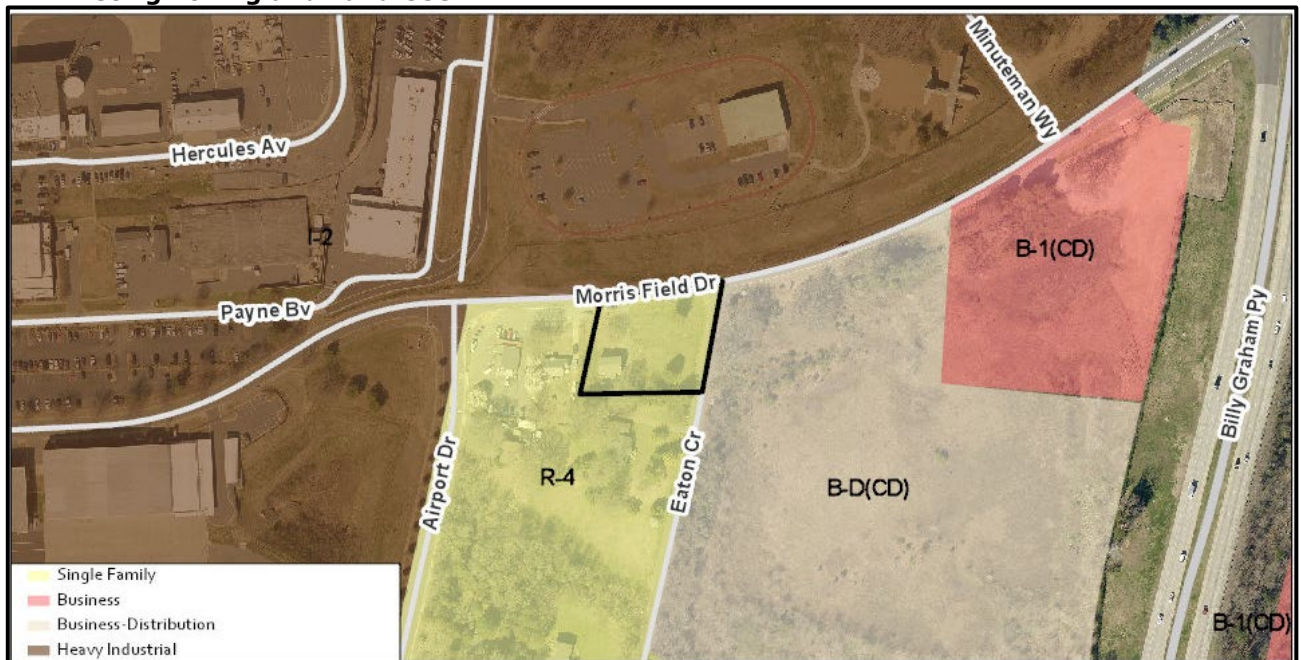
The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 4 DUA, to residential up to 8 DUA for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



The subject property is developed with a duplex house. The adjacent land uses include vacant land, single family homes, and the Charlotte-Douglas Airport.



The subject property is developed with a duplex.



The property to the north is a parking lot for Charlotte-Douglas Airport.



The property to the west is a single family house.

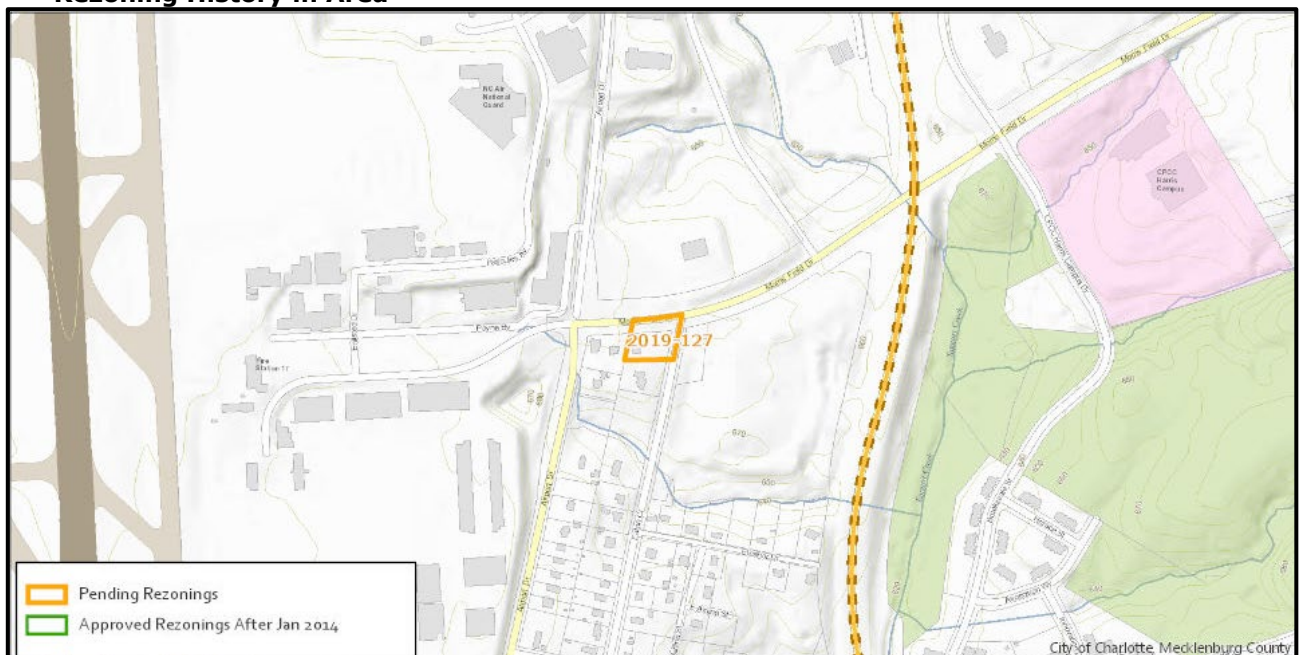


The property to the east of the site is undeveloped vacant land.



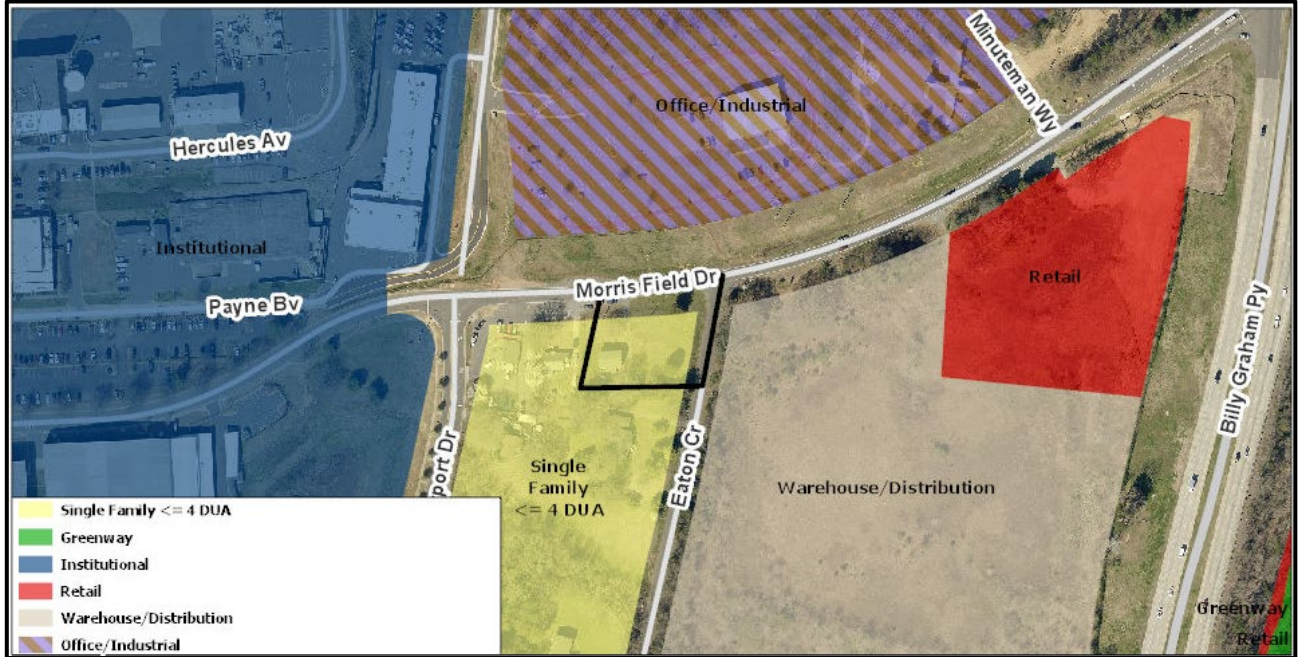
The property to the south of the site is a single family house.

- **Rezoning History in Area**



There are no recent rezonings within the surrounding area.

- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends single family up to 4 du/a for this 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 6 dwellings per acre as illustrated in the table below.

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

- **TRANSPORTATION CONSIDERATIONS**

- The site is at the unsignalized intersection of Morris Field Drive (major collector, city maintained) and Eaton Drive (local, city maintained). The site is in a center outside of Route 4.
- No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 20 trips per day (based on 2 dwellings).
 - Entitlement: 30 trips per day (based on 0.85 acres of R-4).
 - Proposed Zoning: 60 trips per day (based on 0.85 acres of R-8MF).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 2 students, while the development allowed under the proposed zoning may produce 3 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 1 additional student.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Renaissance West K-6 at 74% (remains the same)
 - West Mecklenburg High at 83% (remains the same).

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Eaton Circle and via an existing 12-inch water distribution main located along Morris Field Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Eaton Circle and via an existing 8-inch gravity sewer main located along Morris Field Drive.
 - See advisory comments at www.rezoning.org
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967