

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: R-4, single family residential
LOCATION	Approximately 9.50 acres located on the north side of Providence Road West, at the intersection of Old Ardrey Kell Road and Providence Road West. (Council District 7 – Cooksey)
SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the R-4 district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is inconsistent with the residential density recommended in the South District Plan. However, it meets the criteria set forth in the General Development Policies for assessing a site for an increase in density up to four dwelling units per acre.
PROPERTY OWNER	Clarence and Mary Earnheart, Jr, Gary H. Earnheart, Marcel C. Fromond, and Mecklenburg County
PETITIONER	Adam Fiorenza
AGENT/REPRESENTATIVE	Dee Reid
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
The subject properties are currently developed with two single family dwellings and vacant lots.
- **Rezoning History in Area**
Petition 2007-017 rezoned approximately 17.48 acres located on the southeast corner of Old Ardrey Kell Road and Providence Road West from MX-2 to INST(CD) to allow a senior living facility consisting of 120 beds and 168 independent living units.
- **Public Plans and Policies**
 - The *South District Plan* (1993) recognizes the existing R-3 zoning.
 - The General Development Policies (GDP) support residential densities up to four units per acre upon an assessment of the site to ensure the following: water and sewer will be provided appropriately, the petitioner has met with staff, an evaluation of the road network has been completed, and that it meets appropriate design guidelines.
 - The land use is inconsistent with the density set forth in the South District Plan. However, the site meets the criteria of the GDP for an increase in density up to four units per acre.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 270 trips per day.
Proposed Zoning: 400 trips per day.
 - **Connectivity:** No issues.

- **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate 26 students. The net change in the number of students generated from existing zoning to proposed zoning is six students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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