

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 48

Property Owner: The Charlotte-Mecklenburg Board of Education

Petitioner: The Charlotte-Mecklenburg Board of Education

Location: Approximately 38.8 acres located east of Lancaster Highway and south of Providence Road West.

Request: MX-2 SPA innovative, mixed use site plan amendment

Summary

This request proposes to amend a previously approved MX-2 innovative site plan to reduce the number of single-family lots from 160 to 88 with an overall density of 2.7 dwelling units to the acre and to add a 6.8 acre school site.

Consistency and Conclusion

This request is consistent with the *South District Plan*, which recommends single-family, multi-family and institutional uses, and is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned MX-2, R-8MF(CD) and R-3 and are occupied by single-family dwellings and multi-family development.

Rezoning History in Area

A site to the east across Marvin Road was rezoned to R-8MF(CD) under petition 2004-139 to allow fifty-three for sale dwelling units.

Public Plans and Policies

South District Plan (adopted 1993). This plan shows the subject property as single-family/multi-family/institutional by virtue of its prior mixed use rezoning. While existing schools are shown on the plan as institutional, proposed or future school sites are not mapped. The plan notes, “planning in advance for schools will be important, particularly as appropriate sites become increasingly scarce and as land costs continue to climb”.

Proposed Request Details

This request proposes to amend a previously approved MX-2 innovative site plan to reduce the number of single-family lots from 160 to 88 at an overall density of 2.7 dwelling units to the acre and show a 6.8 acre school site. The site plan also includes the following:

- The petitioner will construct public streets throughout the site.
- Minimum lot size will be 3,000 square feet.
- The petitioner will provide 12.5 acres or 32% of the total site for open space.
- Walking trails will be provided within the common open space.
- A fifty-foot undisturbed setback will be provided along Lancaster Highway.
- An Elementary School will be centrally located on the site.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 1,750 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,100 trips per day. This will have a minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

CATS. CATS has no issues with this request.

Connectivity. Connectivity is being provided.

Storm Water. All Storm Water Services comments have been addressed.

School Information. The school system has filed this request.

Outstanding Issues

Land Use. This request is consistent with the *South District Plan* recommendations.

Site plan. There are no outstanding site plan issues.