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<b>REQUEST</b>	Current Zoning: R-3, single family residential and MX-1, mixed use residential Proposed Zoning: MX-1, mixed use residential and MX-1, SPA, mixed use residential, site plan amendment
<b>LOCATION</b>	Approximately 14.07 acres located near the southwest corner of Quail Hollow Country Club and east of Heydon Hall Circle.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes a site plan amendment to remove/abandon a public street and develop vacant acreage with single family lots at R-3 Cluster standards, with access from proposed private streets.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South District Plan</i> .
<b>Property Owner</b>	Heydon Hall, LLC and Camdee Land Company
<b>Petitioner</b>	Heydon Hall, LLC
<b>Agent/Representative</b>	Marc A. Houle, P.E.
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

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## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Creation of up to 13 single family residential lots, with each lot having a minimum area of 7,200 square feet and developed at R-3 cluster standards with SWIM incentives for reductions in front and side yard setbacks.
- Removal of public right-of-way to accommodate new residential lots.
- Construction of private streets to provide access to new residential lots.
- Creation of a minimum of ten percent common open space.
- Sidewalks to be provided on both sides of private streets.
- Dedication of the 100-foot SWIM buffer to Mecklenburg County Park and Recreation for greenway.

- **Rezoning History of Subject Site**

Approximately 5.94 acres of the existing MX-1 zoning are a part of 63 acres that were rezoned to MX-1 with the approval of Petition 2001-032, which allows single family residential development up to three dwelling units per acre.

- **Existing Zoning and Land Use**

A portion of the site is currently developed with a single family residence and the rest of the parcel is undeveloped. The rezoning site is surrounded by single family residential neighborhoods and associated recreational areas, an elementary school and middle school, a church, and retirement centers on properties zoned R-3, MX-1, R-12PUD, INST(CD), R-15(CD), and R-20MF.

### **Rezoning History in Area**

Three rezonings in recent years approved expansions of existing retirement communities in the immediate area.

### **Public Plans and Policies**

- The *South District Plan* (1993) recommends single family residential up to three dwelling units per acre on the majority of the site. The plan also identifies private recreation (Quail Hollow Country Club) on the northerly portion and open space along the creek to the east.
- This petition is consistent with the *South District Plan*.

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**PUBLIC INFRASTRUCTURE** (see full department reports online)

**CDOT:** No issues.

**Charlotte Fire Department:** No issues.

**CATS:** No issues.

**Connectivity:** No issues.

**Schools:** The proposed development would generate three students. There is no net change in number of students generated from existing zoning to the proposed zoning.

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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

**Storm Water:** No issues.

**LUESA:** Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities. In addition, LUESA states that no fill may be placed within the Community and/or FEMA Special Flood Hazard Area.

**Park and Recreation:** No issues.

**Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

Protects/restores environmentally sensitive areas and minimizes impacts to the natural environment by dedicating the 100-foot SWIM buffer on McMullen Creek to Mecklenburg County Park and Recreation for greenway purposes.

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**OUTSTANDING ISSUES**

— The petitioner should:

1. Amend Development Note #2 on the site plan to state that “No lots shall be less than 8,000 square feet”. A lot size smaller than 8,000 square feet can be proposed under the innovative provisions of the mixed use residential district unless disallowed on the plan.
2. Add a note to the site plan stating intent to abandon a portion of right-of-way platted as a public street. Failure to abandon the right-of-way will require that it be constructed to public street standards.
3. Amend Note #4 on the site plan to indicate that eight lots are proposed on Tract 2A.
4. Add a note to the site plan stating that Tract 2B will remain as common open space.
5. Show layout of all lots on the site plan.
6. Show tree save area and any large tree specimens being preserved.
7. Indicate that the SWIM buffer will be dedicated prior to the issuance of any building permits.
8. Address LUESA comments above.

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

Application  
CATS Review  
CDOT Review  
Charlotte Fire Department Review  
CMS Review  
Community Meeting Report  
LUESA Review  
Park and Recreation Review  
Storm Water Review

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