
REQUEST	Current Zoning: R-17MF (LWPA), multi-family residential, Lake Wylie Protected Area and R-3 (LWPA), single family residential, Lake Wylie Protected Area. Proposed Zoning: R-8 (LWPA), single family residential, Lake Wylie Protected Area.
LOCATION	Approximately 17.29 acres generally fronting Mount Holly Road, Chattaroy Drive, Layton Ridge Lane, and Taftnale Court.
SUMMARY OF PETITION	The petition proposes to rezone an area consisting of single family residential homes and undeveloped acreage from multi-family to single family to align the zoning with the existing land uses. This is a corrective rezoning in accordance with the <i>Catawba Area Plan</i> .
STAFF RECOMMENDATION	Staff recommends approval of this petition. The proposed density is inconsistent with the <i>Catawba Area Plan</i> , but consistent with the intent of the plan to maintain the single family residential character of the general area.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Numerous. See application online. Charlotte-Mecklenburg Planning Commission. N/A
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Background**
 - The *Catawba Area Plan* was adopted in 2010, with intent to appropriately align land uses and zoning districts. The plan recommended up to six dwelling units per acre for this rezoning site. However, after further review of the existing residential development it was determined that those properties would become non-conforming with respect to setbacks under the associated R-6 zoning district. In addition, one of the property owners of an undeveloped parcel involved requested that the density not be reduced significantly from what is permitted under the current R-17MF. Therefore, the R-8 zoning district was deemed an appropriate alternative.
 - Although a community meeting is not required with a conventional petition, one was held to allow property owners an opportunity to hear and comment on the request. In addition, public input and participation was an integral component throughout the *Catawba Area Plan* process.
 - **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
 - **Existing Zoning and Land Use**
 - The subject properties are zoned R-3 and R-17MF, and developed with single family residential dwellings or are undeveloped. The rezoning site is surrounded by a mix of single family and industrial uses or undeveloped acreage on properties zoned R-3, R-17MF, I-1, and MX-3(Innov).
 - **Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
 - **Public Plans and Policies**
 - The *Catawba Area Plan* (2010) recommends residential up to 6 dwelling units per acre.
 - This petition is inconsistent with the recommendation in the *Catawba Area Plan* in terms of density, but is consistent with the general intent of the plan recommendation for low to moderate density residential development.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:** This site is currently zoned R-17MF, and the proposed rezoning to R-8 for the undeveloped land will reduce the potential number of trips. Development of the vacant land will have a minor impact on the surrounding system.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The existing 28 single family units and undeveloped parcel (zoned R-3) will allow 18 students (9 elementary, 4 middle, 5 high school). The development allowed under the proposed zoning will produce 88 students. Therefore, the net change in the number of students generated from existing to proposed zoning is 70, resulting in no significant impact.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** Mecklenburg County Parks and Recreation Department requests, as a minimum, the dedication of the 100' SWIM buffer on the west end of this parcel for greenway purposes. Partial dedication of greenway was achieved through the subdivision process. (Note: This is a conventional petition with no associated site plan.)

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*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

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

Planner: Claire Lyte-Graham (704) 336-3782