

July 29, 2015

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| REQUEST | Current Zoning: R (residential, Town of Mint Hill) Proposed Zoning: R-4 (single family residential) |
| LOCATION | Approximately 9 acres located at the end of Lea Woods Lane and between Grayling Court and Falconwood Court. (Outside City Limits) |
| SUMMARY OF PETITION | The petition proposes to establish City of Charlotte zoning for ten tax parcels that were previously in the zoning jurisdiction of the Town of Mint Hill. |
| PROPERTY OWNER | Various |
| PETITIONER | Charlotte-Mecklenburg Planning Department |
| AGENT/REPRESENTATIVE | N/A |
| COMMUNITY MEETING | Meeting is not required. |
| STATEMENT OF CONSISTENCY | <p>This petition is found to be consistent with the base residential density in the <i>General Development Policies</i> for nearby properties, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none">• The <i>General Development Policies</i> base density for residential is up to four dwelling units per acre. <p>Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the proposed zoning:</p> <ul style="list-style-type: none">• Establishes City of Charlotte zoning for property included in the recent extension of Charlotte's extraterritorial jurisdiction and previously in the Town of Mint Hill; and• Is consistent with the existing single family residential character of the surrounding area. <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Sullivan).</p> |
| VOTE | Motion/Second: Wiggins/Nelson Yeas: Dodson, Eschert, Labovitz, Lathrop, Nelson, Sullivan and Wiggins Nays: None Absent: None Recused: None |
| ZONING COMMITTEE DISCUSSION | Staff explained that this is a conventional rezoning petition with no associated site plan and no outstanding issues. This petition will establish City of Charlotte zoning for ten tax parcels that were formerly in the Town of Mint Hill's zoning jurisdiction. There is no adopted plan for the City of Charlotte that specifically addresses these properties. However, the <i>General Development Policies (GDP)</i> recommends single family residential land uses at a base density of four dwelling units per acre for nearby areas. |
| STAFF OPINION | Staff agrees with the recommendation of the Zoning Committee. |

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - The Charlotte City Council voted August 25, 2014 to approve an annexation agreement with the Town of Mint Hill to more closely align the Extraterritorial Jurisdiction boundaries with the realigned Albemarle Road right-of-way and with greenways. This petition will establish City of Charlotte zoning for portions of up to 10 tax parcels that were formerly in the Town of Mint Hill's zoning jurisdiction.
 - **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.
 - **Public Plans and Policies**
 - The subject property was located in an area that was within the Town of Mint Hill's zoning jurisdiction, and is currently zoned R (residential, Town of Mint Hill). This zoning classification would allow approximately 19.6 dwelling units.
 - There is no adopted plan for the City of Charlotte that specifically addresses this site.
 - The *East District Plan* recommends both transit supportive and single family residential land uses up to four dwelling units per acre for nearby areas.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning will produce seven students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is seven students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** 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.
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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*.
 - There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

- No issues.
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- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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