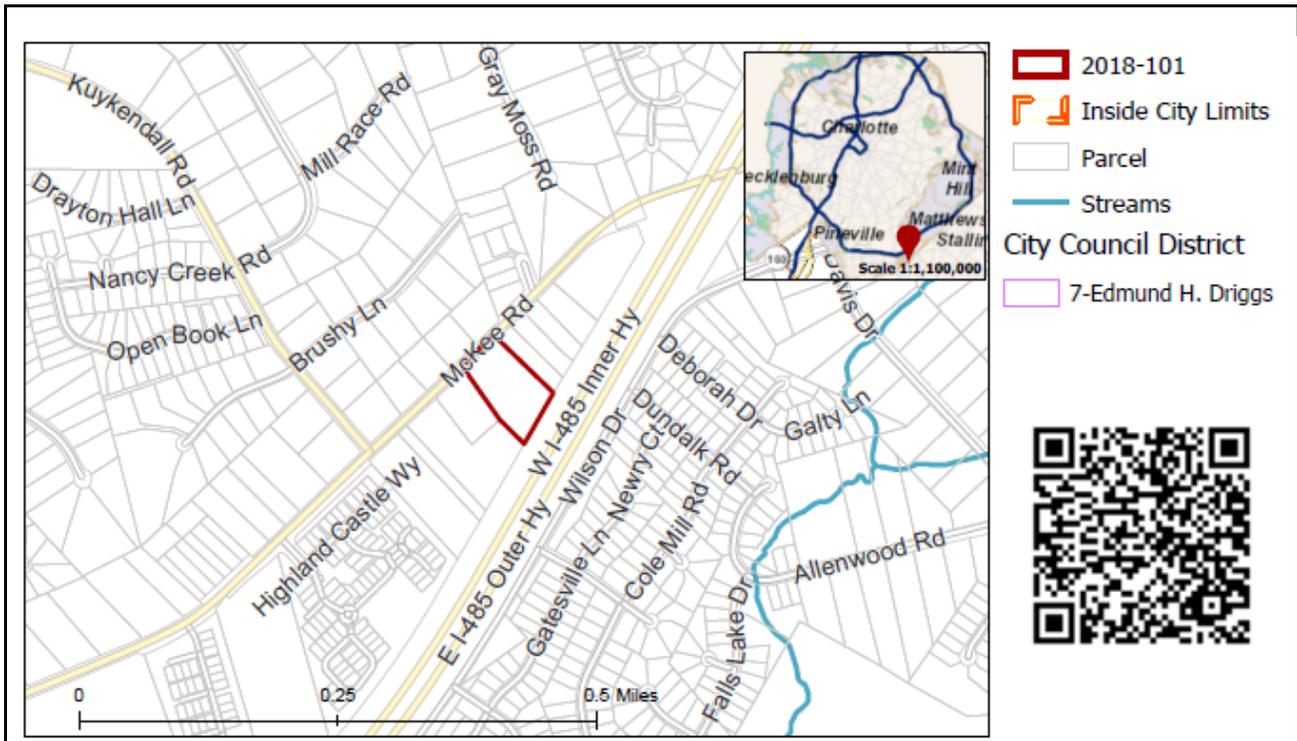


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-6 (single family residential)

LOCATION

Approximately 2.7 acres located on the south side of McKee Road, east of Kuykendall Road.
(Council District 7 - Driggs)



SUMMARY OF PETITION

The petition proposes to redevelop the site to allow all uses permitted in the R-6 (single family residential) district.

PROPERTY OWNER

Robert Hartis

PETITIONER

Llewellyn Development, LLC

AGENT/REPRESENTATIVE

Walter Fields, The Walter Fields Group, Inc.

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *South District Plan* recommendation for single family residential use. The General Development Policies support a density of up to six dwelling units per acre.

Rationale for Recommendation

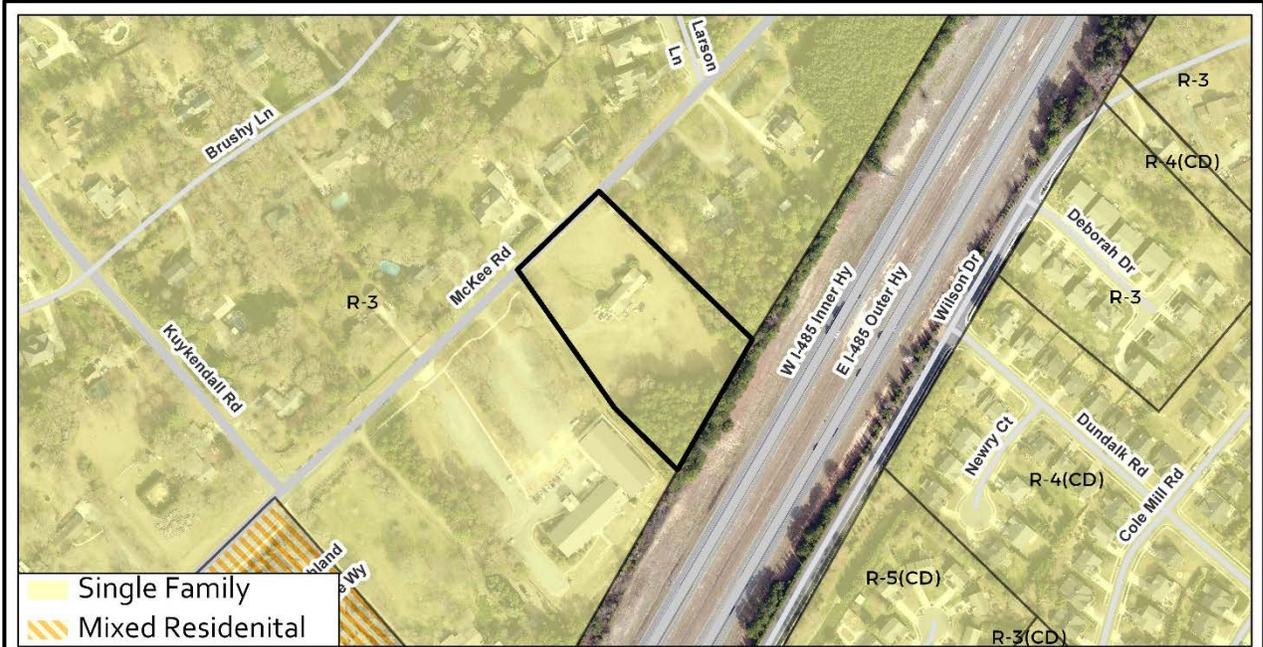
- The petition is consistent with area plan and *General Development Policy* recommendations.
- The proposed R-6 (single family residential) district allows the same uses as the surrounding R-3 (single family residential) district.
- The proposed R-6 (single family residential) district is compatible

with the R-3 (single family residential), MX-2 (mixed use) and R-8MF(CD) (multi-family, conditional) zoning in the area.

- The subject property backs up to I-485 to the southeast, and abuts a religious institution to the southwest and thereby limiting adjacency to lower density residential to one vacant lot to the northeast.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**



- The subject property is zoned R-3 (single family residential), and developed with a single family detached dwelling.
- Surrounding properties are developed primarily with single family residential dwellings. A religious institution exists adjacent to the southwest of the site and I-485 to the southeast. There are small, lot single family and townhome developments further to the southwest of the site along McKee Road.



The property is developed with a single family home.



The parcel abutting the northeast is vacant. Other properties further to the northeast along McKee Road are developed with single family homes.



Properties to the northwest across McKee Road from the site are developed with single family homes.



The property to the southwest along McKee Road is developed with a religious institution.

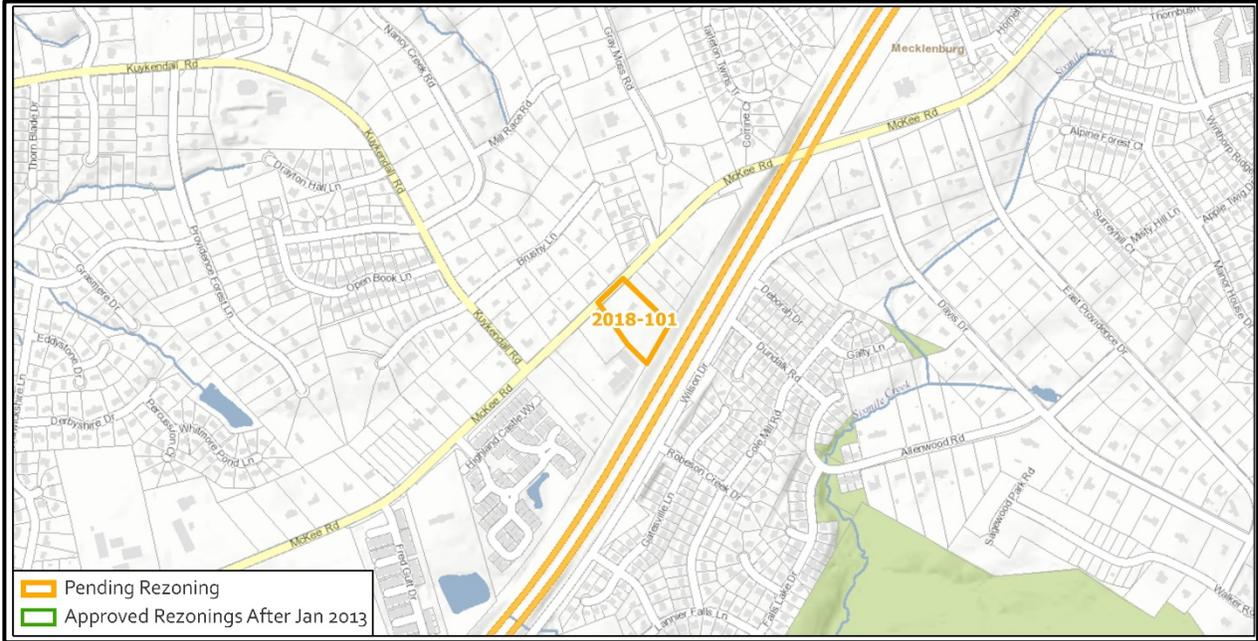


There are small, lot single family and townhome developments further to the southwest along McKee Road.



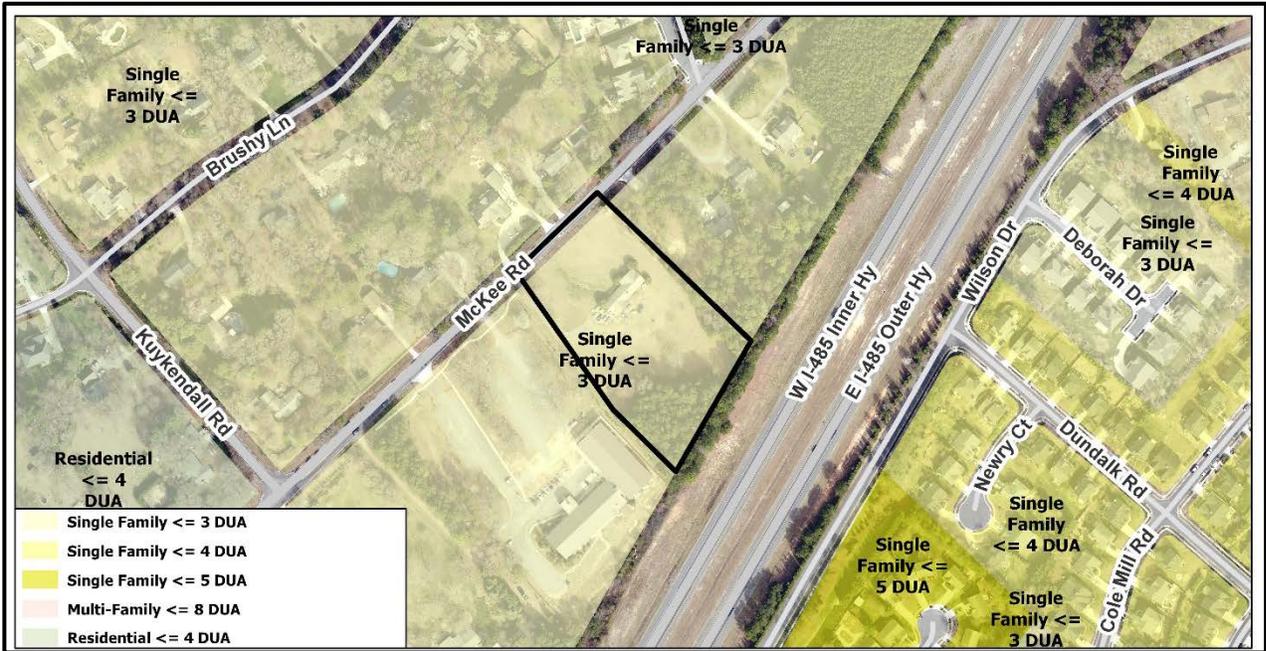
Properties to the southeast across Interstate 485 along Wilson Drive are developed with single family homes.

Rezoning History in Area



- There have been no rezonings in the immediate area in the past five years.

Public Plans and Policies



- The *South District Plan* (1993) recommends residential uses up to three dwellings per acre.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of up to 6 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 6 dua
Meeting with Staff	1 (yes)
Sewer and Water Availability	2 (Charlotte Water)
Land Use Accessibility	2 (medium)
Connectivity Analysis	1 (low)
Road Network Evaluation	0 (no)
Design Guidelines	4 (yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 10

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a major thoroughfare that lacks curb, gutter, and sidewalk. During permitting CDOT will work with the petitioner to construct curb, gutter, planting strip, and sidewalk in the proper location.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on one dwelling).
 - Entitlement: 80 trips per day (based on eight dwellings).
 - Proposed Zoning: 160 trips per day (based on 16 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
 - **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
 - **Charlotte Fire Department:** Fire hydrant required to be within 750 feet from most remote point of building as fire truck travels.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate five students, while the development allowed under the proposed zoning will produce nine students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is four students.
 - The proposed development is projected to maintain school utilization (without mobile classroom units) as follows:
 - McKee Road Elementary at 94%
 - Jay M. Robinson Middle at 119%
 - Providence High at 112%.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along McKee Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along McKee Road.
 - **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Pre-hearing Staff Analysis
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: John Kinley (704) 336-8311