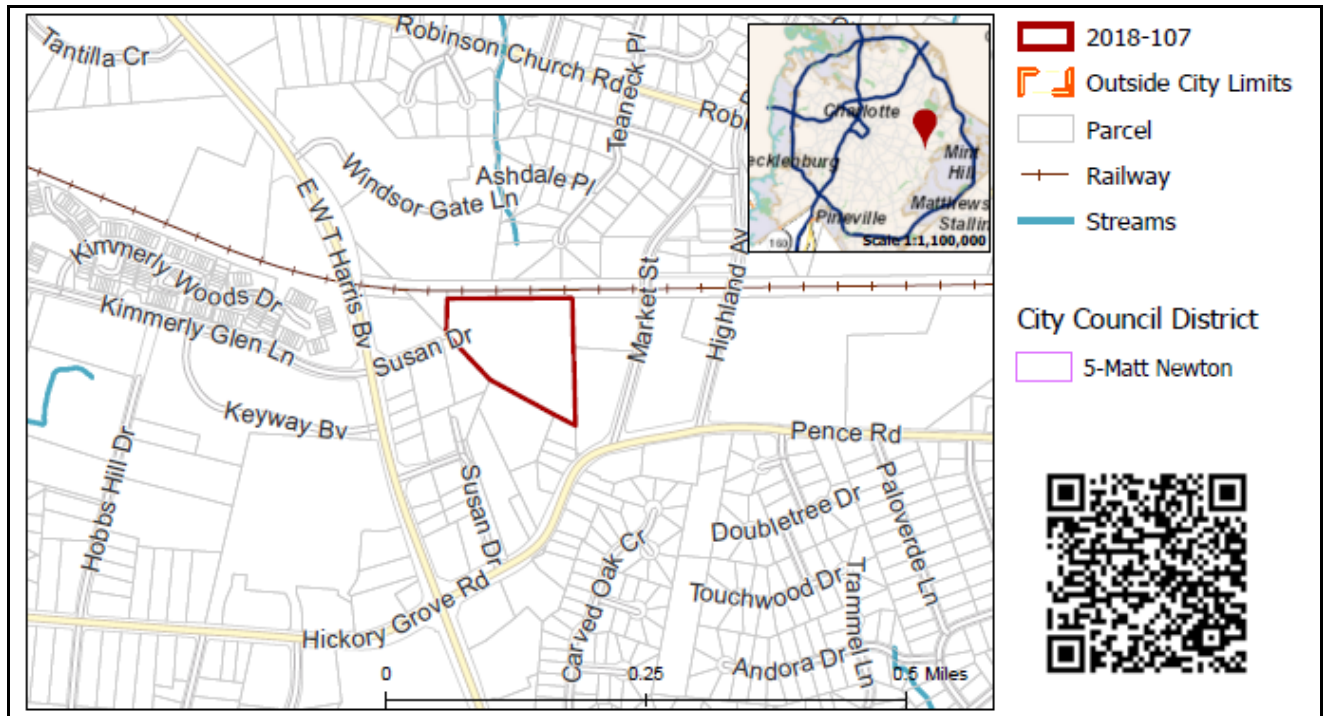


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8 (single family residential)

LOCATION

Approximately 6.29 acres located on the east side of East W.T. Harris Boulevard and the end of Susan Drive, north of Hickory Grove Road.
(Council District 5 - Newton)



SUMMARY OF PETITION

The petition proposes to rezone the site to conventional R-8 (single family residential) which will allow all uses permitted in the proposed zoning district.

PROPERTY OWNER

James Plumbing Company

PETITIONER

JDSI, LLC

AGENT/REPRESENTATIVE

N/A

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Eastside Strategy Plan* recommendation for residential land uses up to eight dwelling units per acre.

Rationale for Recommendation

- The proposed R-8 (single family residential) zoning district is consistent with the surrounding single family zoning districts in the area, which include R-3 (single family residential) and R-8 (single family residential) zoning districts.
- The site is within proximity to a Neighborhood Center at the intersection of Hickory Grove Road and East W.T. Harris Road that provides opportunity for goods and services to residents.

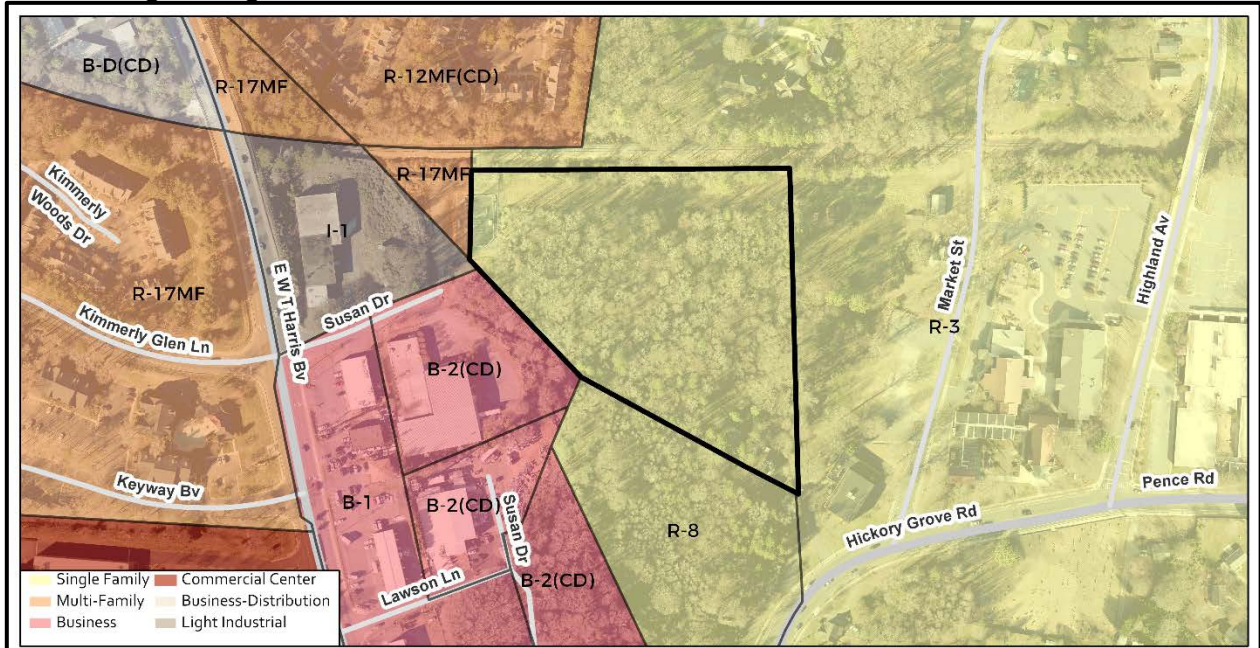
- The proposed zoning will help to maintain the low to moderate density residential character of the area.

PLANNING STAFF REVIEW

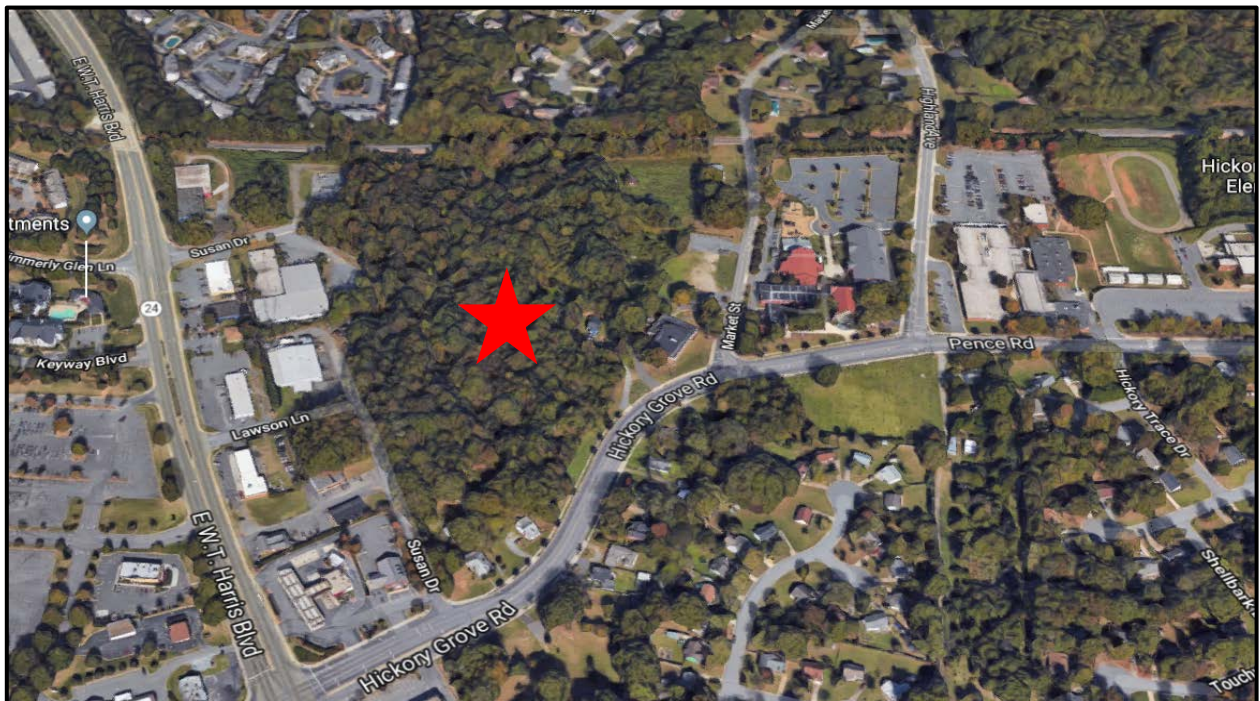
- **Proposed Request Details**

This is a conventional rezoning petition, which applies all the standards, regulations, and uses in the R-8 zoning district. Uses allowed in the R-8 district include detached dwellings, duplex, triplex and quadraplex dwellings.

- **Existing Zoning and Land Use**



- The rezoning site is currently developed with two single family homes and a portion of a gas regulation station and is surrounded by single family neighborhoods, a religious institution, and a mixture of retail uses.



Properties to the north are developed with multi-family apartments. The subject property is denoted by the star.



The subject property is developed with two single family homes and a portion of a gas regulation station.



Properties to the north along Teaneck Place are developed with single family homes.



Properties to the east along Market Street are developed with single family homes.

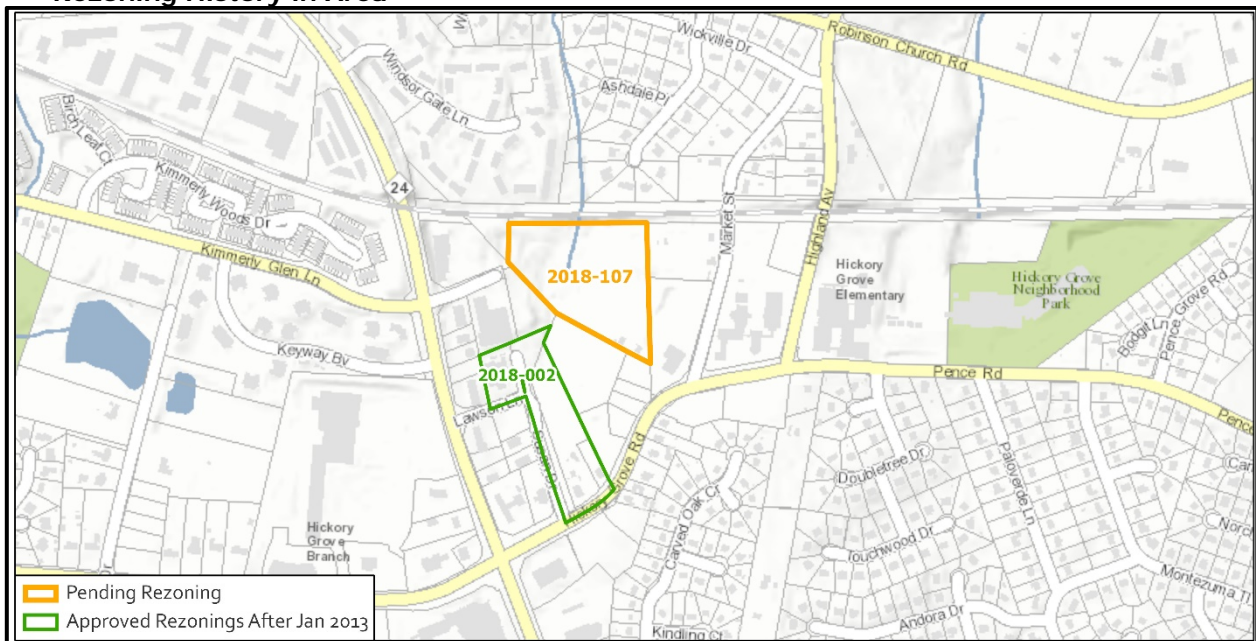


Properties to the west along East W.T. Harris Boulevard are a mixture of commercial and retail uses.



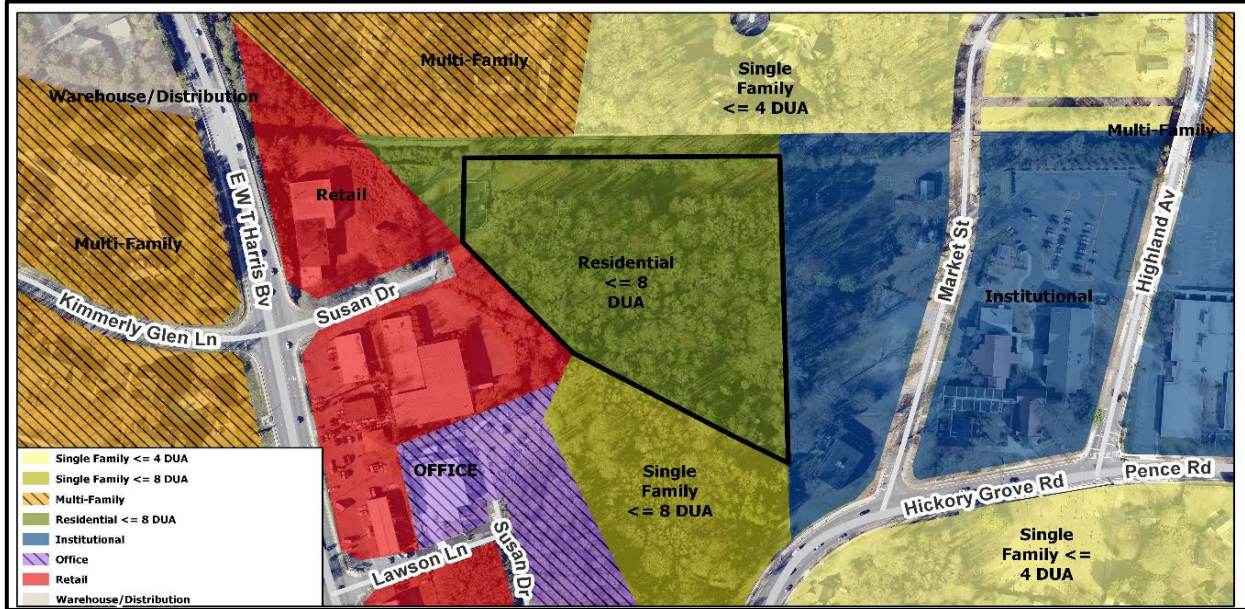
Properties to the south along Hickory Grove Road are developed with single family homes and vacant land.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-002	Rezoned 4.15 acres to B-2(CD) (general business, conditional) and B-2(CD) SPA (general business, conditional, site plan amendment) to redevelop five parcels with up to 31,500 square feet of building area.	Approved

- **Public Plans and Policies**



- The *Eastside Strategy Plan* (2001) recommends residential at up to eight dwelling unit per acre for the subject property.
- **TRANSPORTATION CONSIDERATIONS**
 - The site does not have clear, direct access to a public street. During permitting CDOT will work with the petitioner to provide access to the site.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant site).
 - Entitlement: 220 trips per day (based on 18 single family dwellings).
 - Proposed Zoning: 560 trips per day (based on 50 single family 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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 11 students, while the development allowed under the proposed zoning will produce 41 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 30 students.
 - The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Hickory Grove Elementary from 117% to 119%
 - Cochrane Collegiate Academy from 107% to 108%
 - Garinger High from 117% to 118%.
- **Charlotte Water:** Charlotte Water currently does not have water system accessibility for the rezoning boundary under review. The closest water distribution main is approximately 250 feet east of the rezoning boundary along Susan Drive. The applicant should contact Charlotte Water's New Services for more information regarding access to water system connections. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located within the middle of the rezoning boundary.
- **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.

Attachments Online at www.rezoning.org

- Application
- Locator Map
- Pre-Hearing Staff Analysis
- Post Hearing Staff Analysis
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools 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: Michael Russell (704) 353-0225