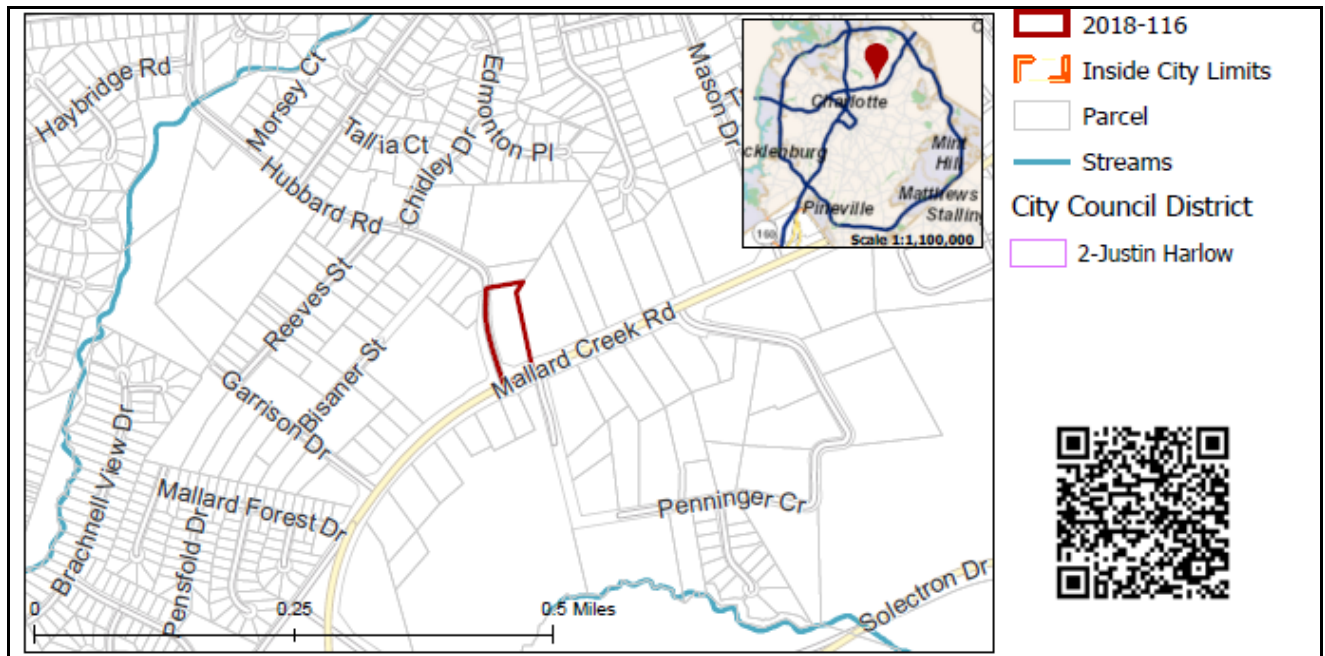


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-4 (single family residential)

**LOCATION**

Approximately 1.34 acres located on the northeast corner of Mallard Creek Road and Hubbard Road.  
(Council District 2 - Harlow)



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted in the R-4 (single family residential) zoning district.

**PROPERTY OWNER**

JDSI, LLC

**PETITIONER**

JDSI, LLC

**AGENT/REPRESENTATIVE**

Judson Stringfellow

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the adopted land use of residential up to four dwelling units per acre, as per the *Northeast District Plan*.

Rationale for Recommendation

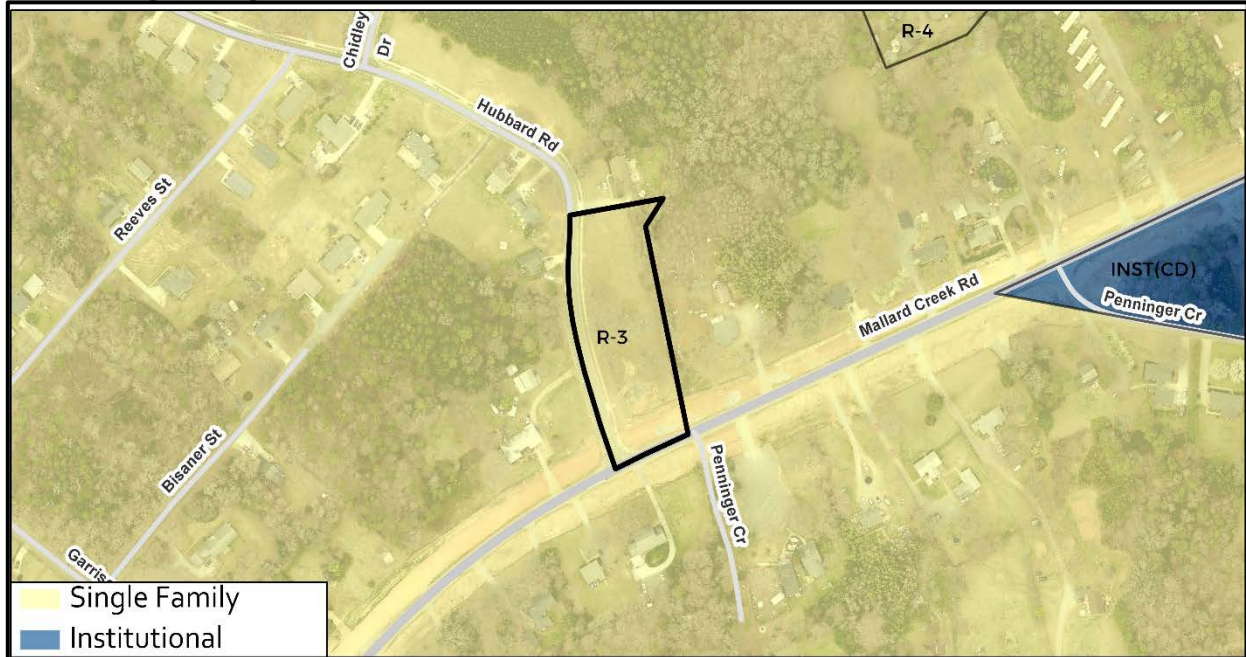
- The area plan recognizes the existing residential uses located on the subject property.
- The surrounding area is developed mostly as single family, low density residential, consistent with the proposed R-4 zoning district.
- The differences between the R-3 and R-4 zoning districts, are some minimal lot dimension related to lot size, width, rear and side yard requirements.

**PLANNING STAFF REVIEW**

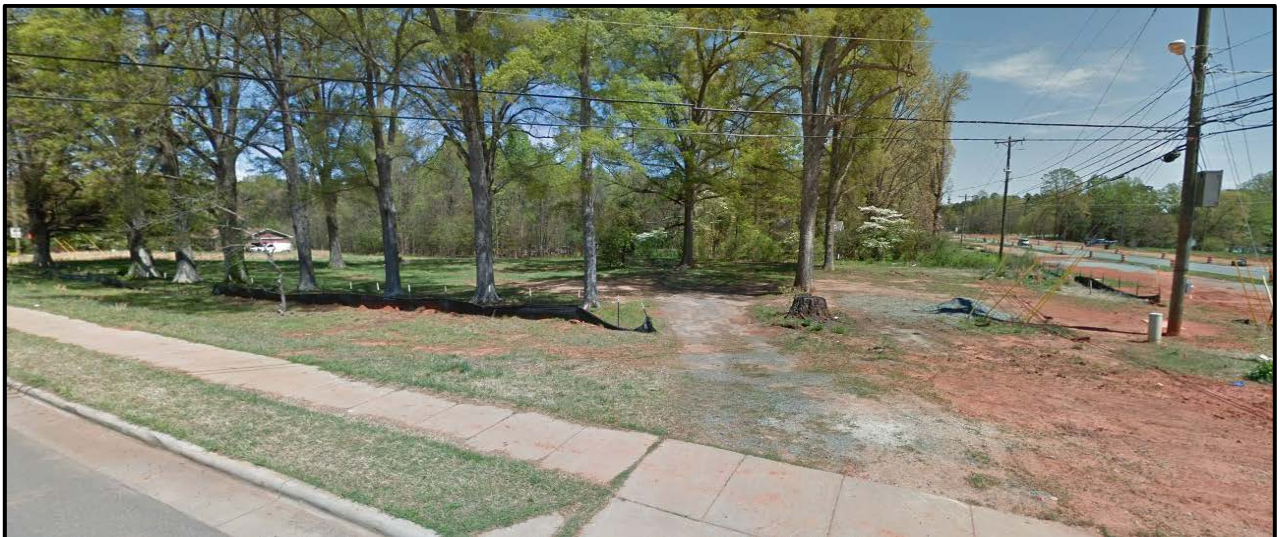
- **Proposed Request Details**

This is a conventional rezoning petition, which applies all the standards, regulations, and uses in the R-4 zoning district.

- **Existing Zoning and Land Use**



- The subject property is zoned R-3 (single family residential) and is vacant.
- Surrounding land uses are residential dwellings.



The subject property is vacant.

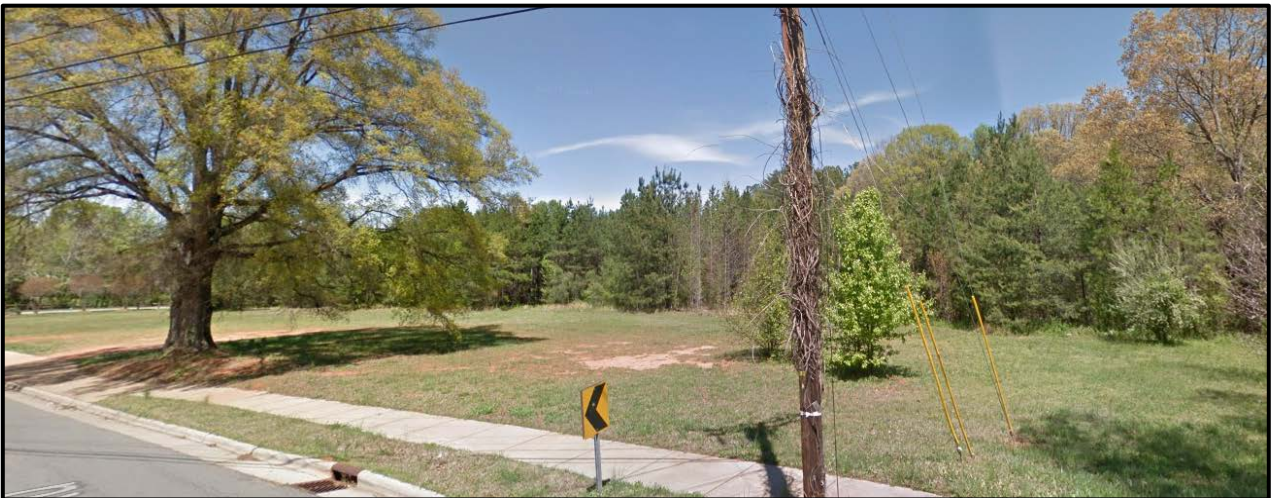




Properties to the west along Hubbard Road are developed with single family homes.



Properties to the south along Mallard Creek Road are developed with single family homes.



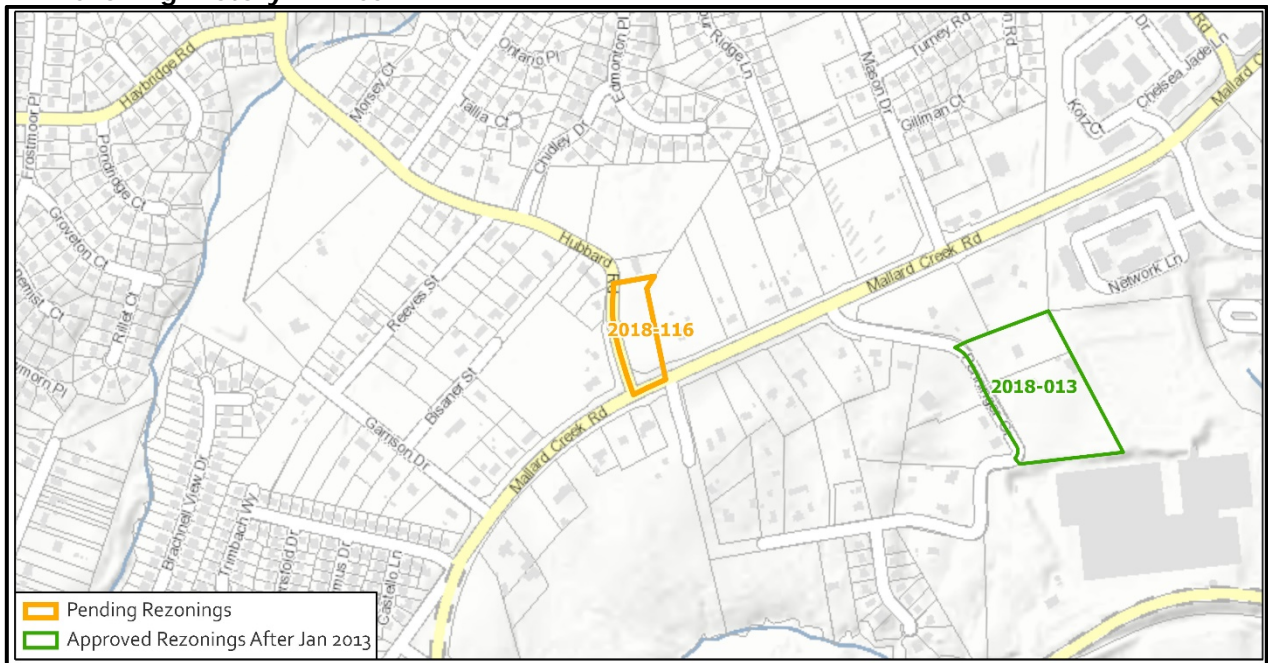
The property to the north along Hubbard Road is vacant.





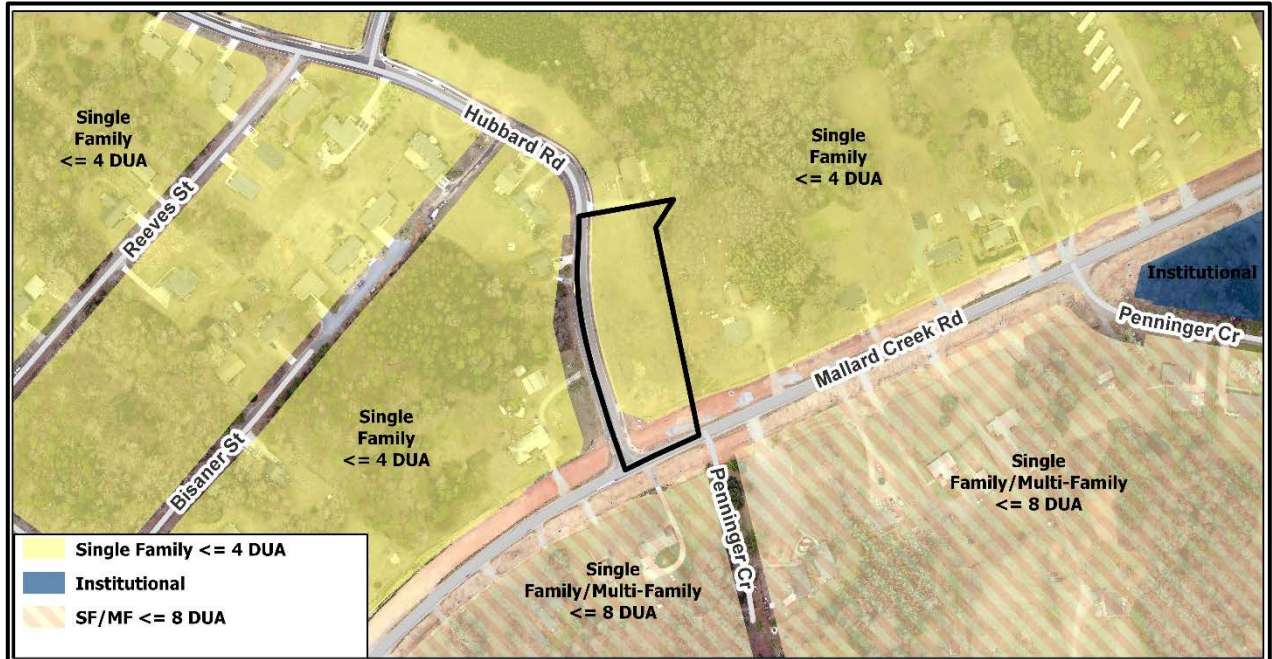
The properties to the east along Mallard Creek Road are developed with single family homes.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-013	Rezoned 6.27 acres to RE-1(CD) (research, conditional) to construct a surface parking lot to serve as accessory parking for an adjacent office building in the Research Park.	Approved

- **Public Plans and Policies**



- The *Northeast District Plan* (adopted 1996) recommends single family up to four dwelling units per acre for this site.
- **TRANSPORTATION CONSIDERATIONS**
  - The site is at the intersection of a major thoroughfare and major collector. CATS bus route 22 travels along Mallard Creek Road and a bus stop is located within 100 feet of the site. Mallard Creek Road was recently widened with planting strip and sidewalk added. During permitting CDOT will work with the petitioner to examine the streetscape along Hubbard Road and upgrade if required.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 0 trips per day (based on vacant land).
      - Entitlement: 40 trips per day (based on 4 dwellings).
    - Proposed Zoning: 50 trips per day (based on 5 dwellings).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate two students, while the development allowed under the proposed zoning will produce three students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is one student.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - David Cox Elementary at 104%.
    - Ridge Road Middle at 118%.
    - Mallard Creek High at 121%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 12-inch water distribution mains located along Hubbard Road and Mallard Creek Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Hubbard Road.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **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](http://www.rezoning.org)**

- Application
- Locator Map
- Pre-Hearing Staff Analysis
- Post-Hearing Staff Analysis
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte-Douglas International Airport Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - 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