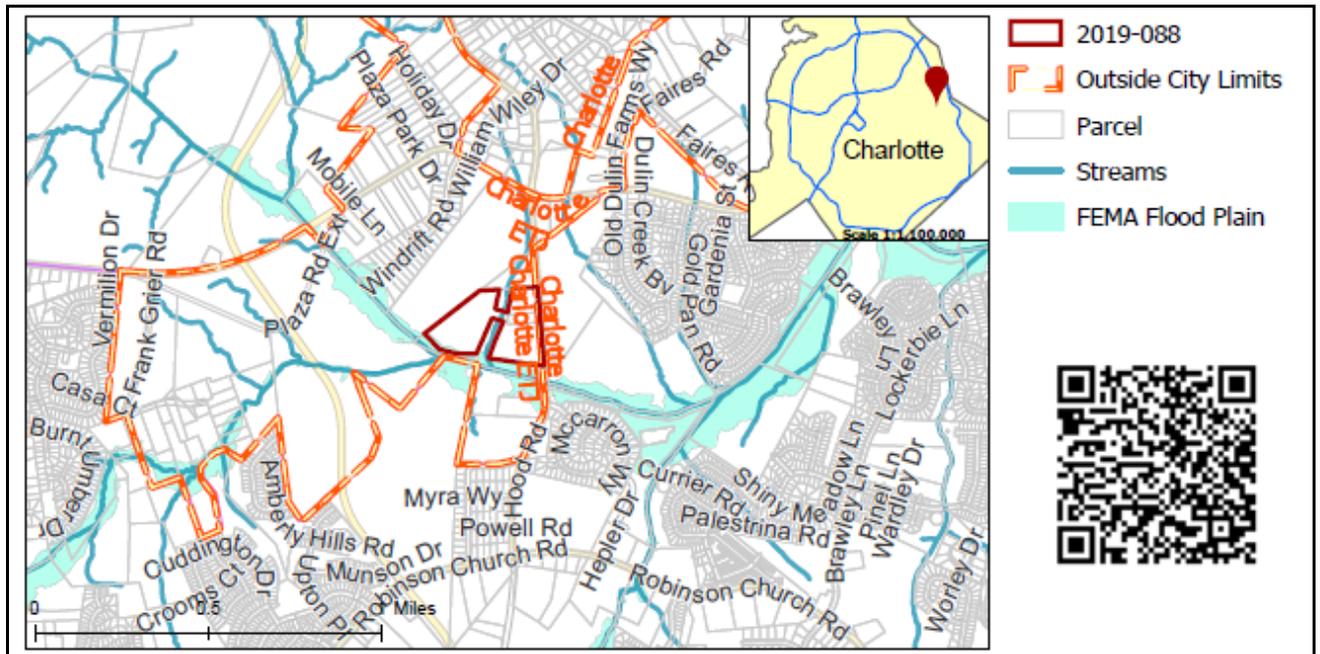


REQUEST

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

LOCATION

Approximately 29.75 acres located on the west side of Hood Road, south of Plaza Road Extension.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the R-8 (single family residential) zoning district.

PROPERTY OWNER

Carol and Rodney Purser

PETITIONER

JDSI, LLC

AGENT/REPRESENTATIVE

Judson Stringfellow, JDSI, LLC

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Rocky River Area Plan* recommendation for residential, office, and/or retail uses with a residential density of up to eight dwelling units per acre.

Rationale for Recommendation

- Although the plan recommends the site for mixed use development, the plan also notes that the mixture of uses can be all residential.
- The *Rocky River Road Area Plan's* Vision states that the area should offer a balanced mix of land uses and housing opportunities that utilize high-quality design principles for new development.
- Land use goals for this area include encouraging a mixture of housing types and allowing intensification of land uses in areas with complementary land uses and supporting infrastructure.

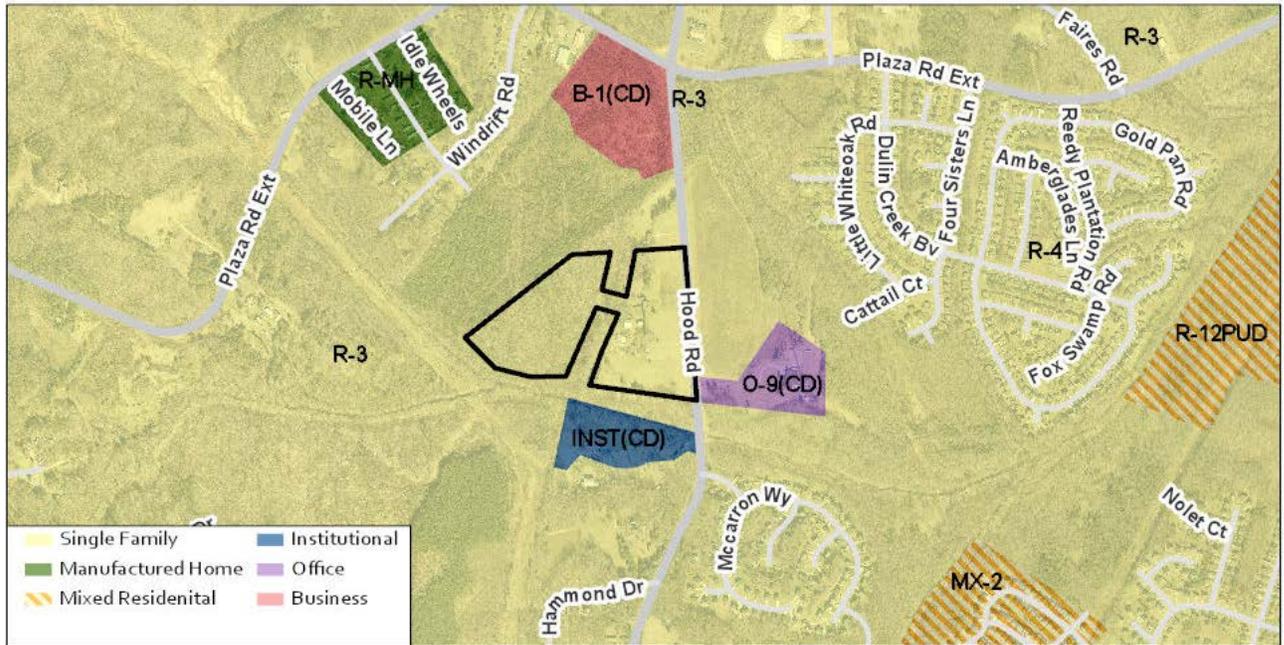
- A survey of surrounding existing land use survey reveals numerous moderate density single-family residential subdivisions near the proposed rezoning.

PLANNING STAFF REVIEW

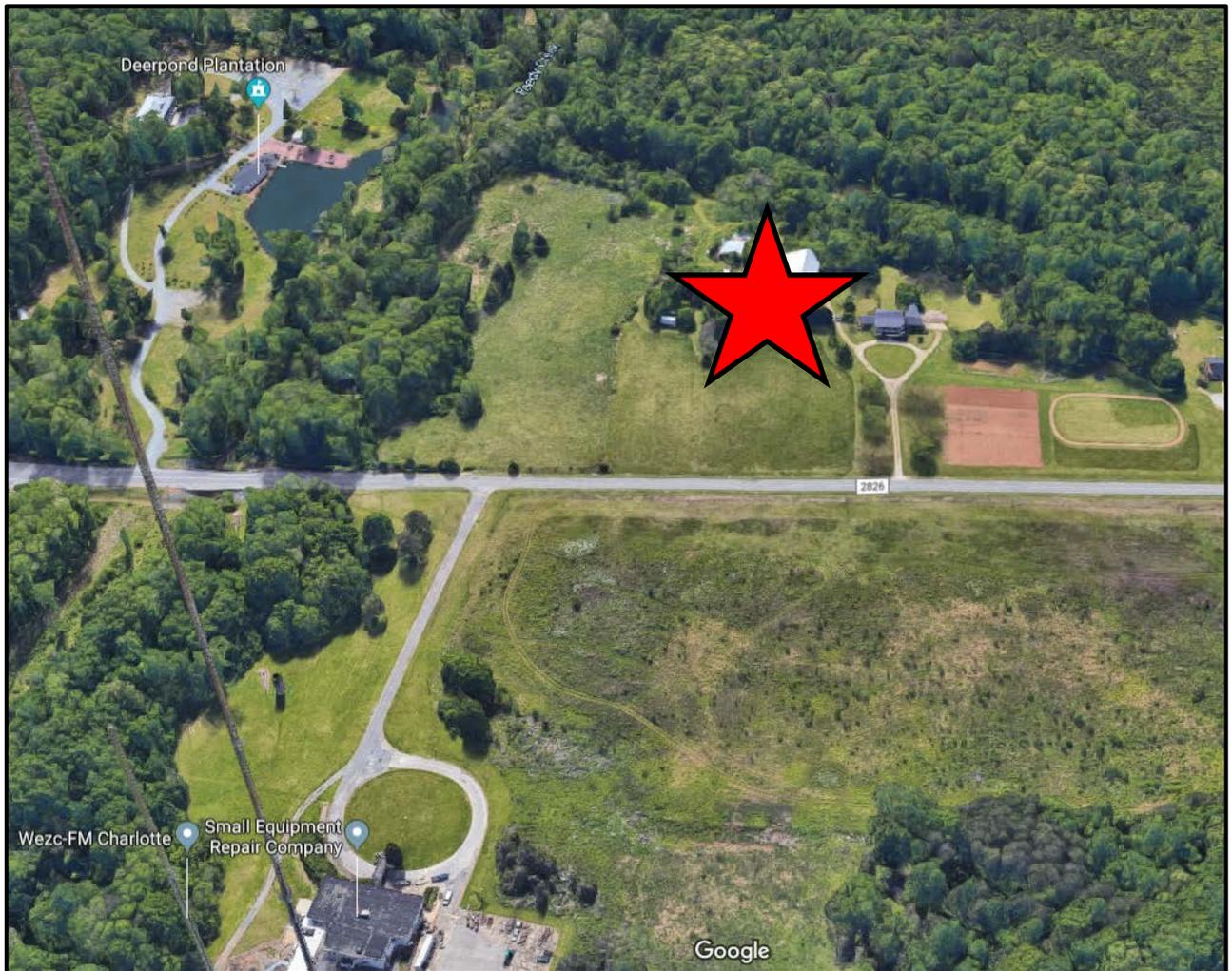
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

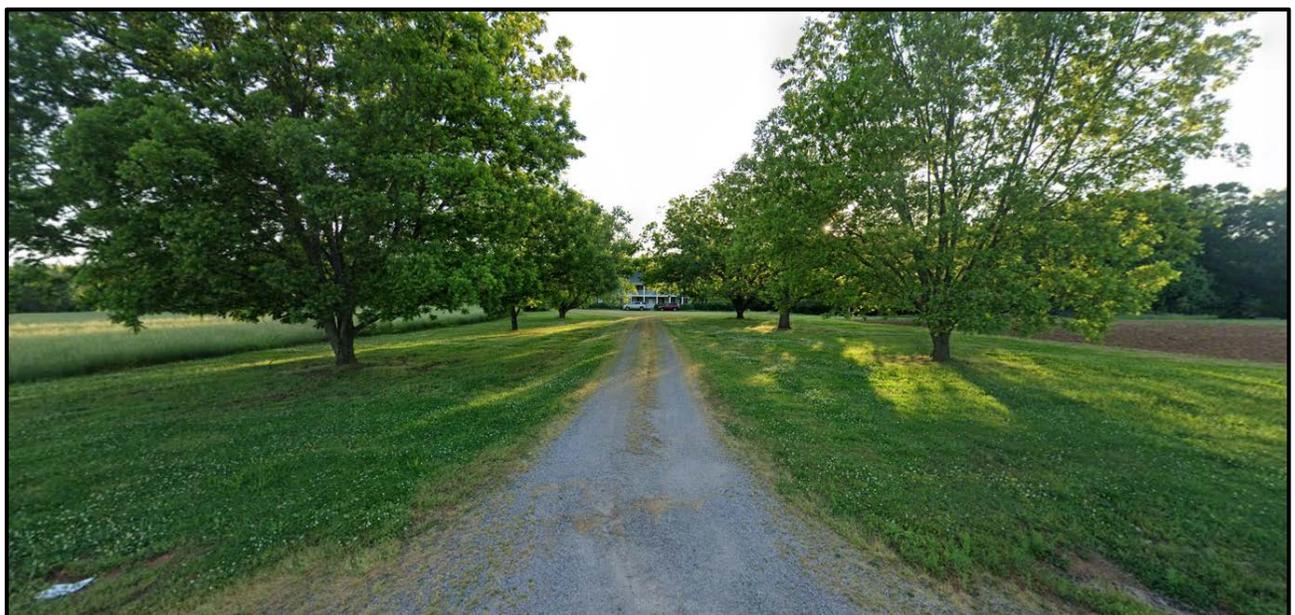
- **Existing Zoning and Land Use**



The site is a large lot residence, bounded to the south by Reedy Creek and surrounded by an institutional use (Deerpond Plantation) and other single family parcels to the south, and vacant and office uses to the east.



The subject property location is shown by the red star. Office uses are located to the west of the subject property. Deerpond Plantation, an event facility, is on the left side of this image, separated from the subject property by Reedy Creek.



Looking east toward the residence located on the subject property.

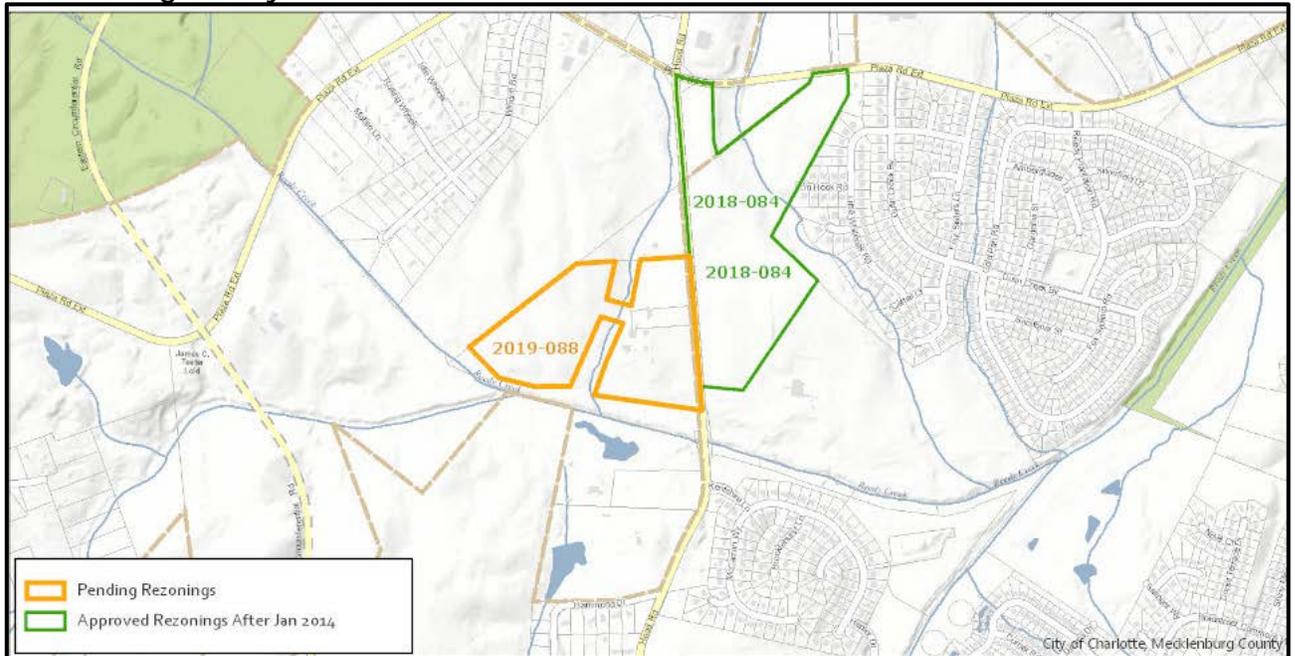


Looking west toward office use (notice radio towers in background) and vacant land to left.



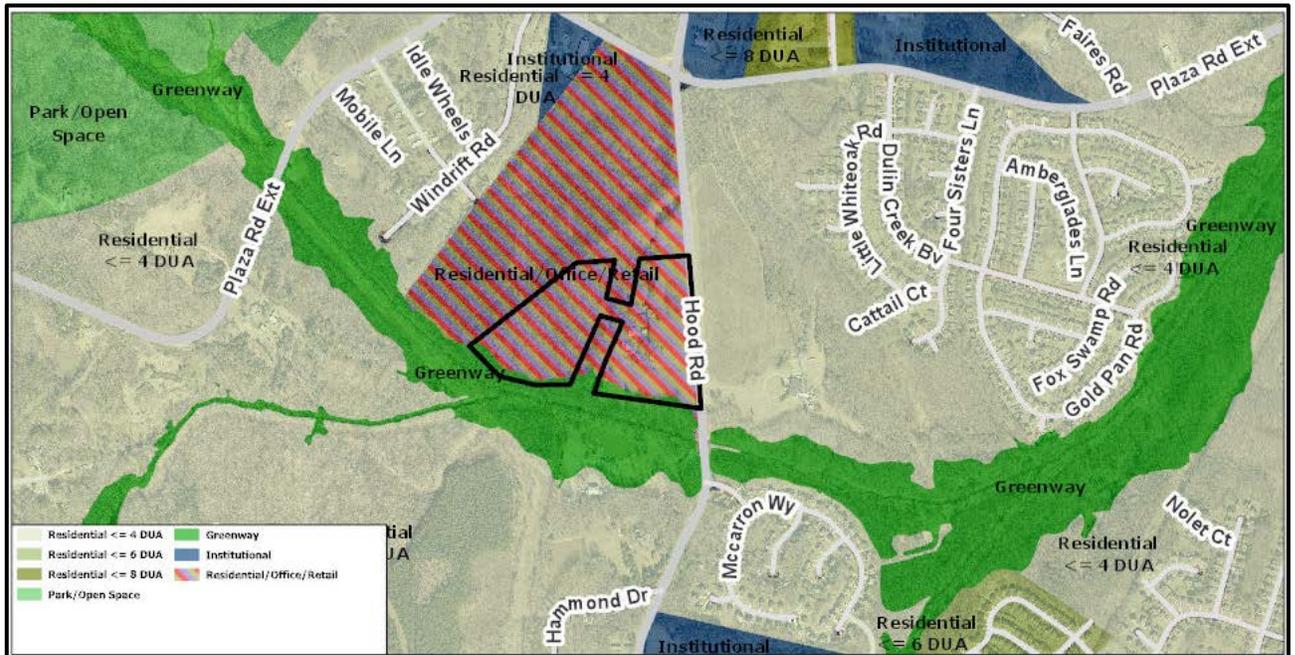
Single-family residence to north of subject property to remain.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-084	42.05 acres to R-4 (single family residential).	Approved

• **Public Plans and Policies**



- The *Rocky River Road Area Plan* (2006) recommends the site for mixed use development with up to 100,000 sf non-residential uses (office/retail) and residential up to 8 dwelling units per acre. The plan notes that “the mixture of uses can be all residential.”

• **TRANSPORTATION CONSIDERATIONS**

- The site is on Hood Road (major thoroughfare, state maintained) and is in a wedge outside Route 4. The site is within the limits of the *Rocky River Road Area Plan*.

- The proposed rezoning generates just below the 2500 trip threshold of requiring a traffic impact study. To mitigate the additional trips, CDOT requests that the petitioner submits a conditional site plan to commit to constructing northbound and southbound left-turn lanes on Hood Road, at the signalized intersection of Hood Road and Plaza Road Extension. This intersection will experience additional trips generated by adjacent potential developments, including rezoning petition 2018-084 (approved R-4 rezoning for 42.05 acres) and a R-3 by-right development (39.46 acres withdrawn from rezoning petition 2019-095).
- See advisory comments at www.rezoning.org.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 10 trips per day (based on 1 dwelling).
Entitlement: 1,250 trips per day (based on 122 dwellings at R-3 zoning).
Proposed Zoning: 2,310 trips per day (based on 238 dwellings at R-8 zoning).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 74 students, while the development allowed under the proposed zoning may produce 198 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 124 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Reedy Creek Elementary from 108% to 119%
 - Northridge Middle from 125% to 131%
 - Rocky River High from 86% to 89%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water transmission main located along Hood Road. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. Reservation of sanitary sewer system capacity through the Charlotte Water's Capacity Assurance Program is the responsibility of the customer/development. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** See advisory comments at www.rezoning.org
 - **Land Development:** See advisory comments at www.rezoning.org
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at www.rezoning.org

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: William Linville (704) 336-4090