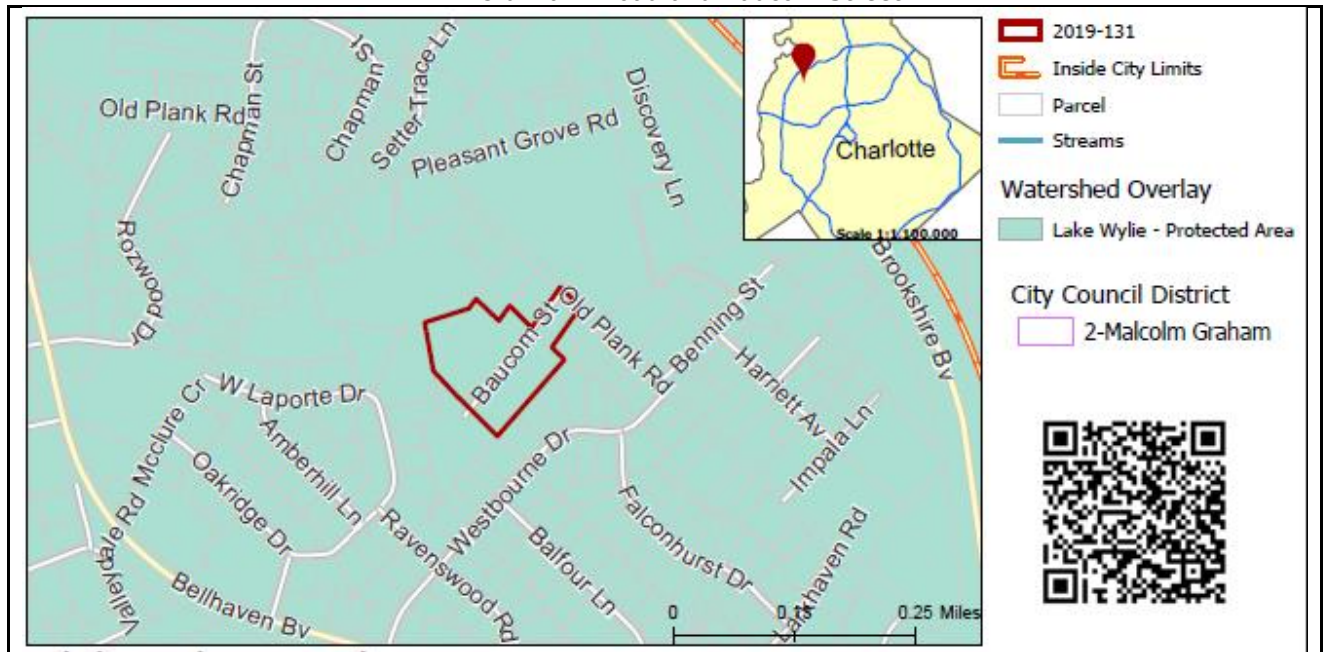


## REQUEST

Current Zoning: R-3 LWPA (single-family residential, Lake Wylie Protected Area)  
Proposed Zoning: R-4 LWPA (single-family residential, Lake Wylie Protected Area)

## LOCATION

Approximately 8.57 acres located at the southwest intersection of Old Plank Road and Baucom Street.



## SUMMARY OF PETITION

The petition proposes to allow all uses within the R-4 zoning district for existing single family lots in northwest Charlotte.

## PROPERTY OWNER

LH Fund 3, LLC

## PETITIONER

Red Cedar Capital Partners

## AGENT/REPRESENTATIVE

BGE, Inc.

## COMMUNITY MEETING

Meeting is not required.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *Northwest District Plan* recommendation for single family up to 4 DUA for this site.

### Rationale for Recommendation

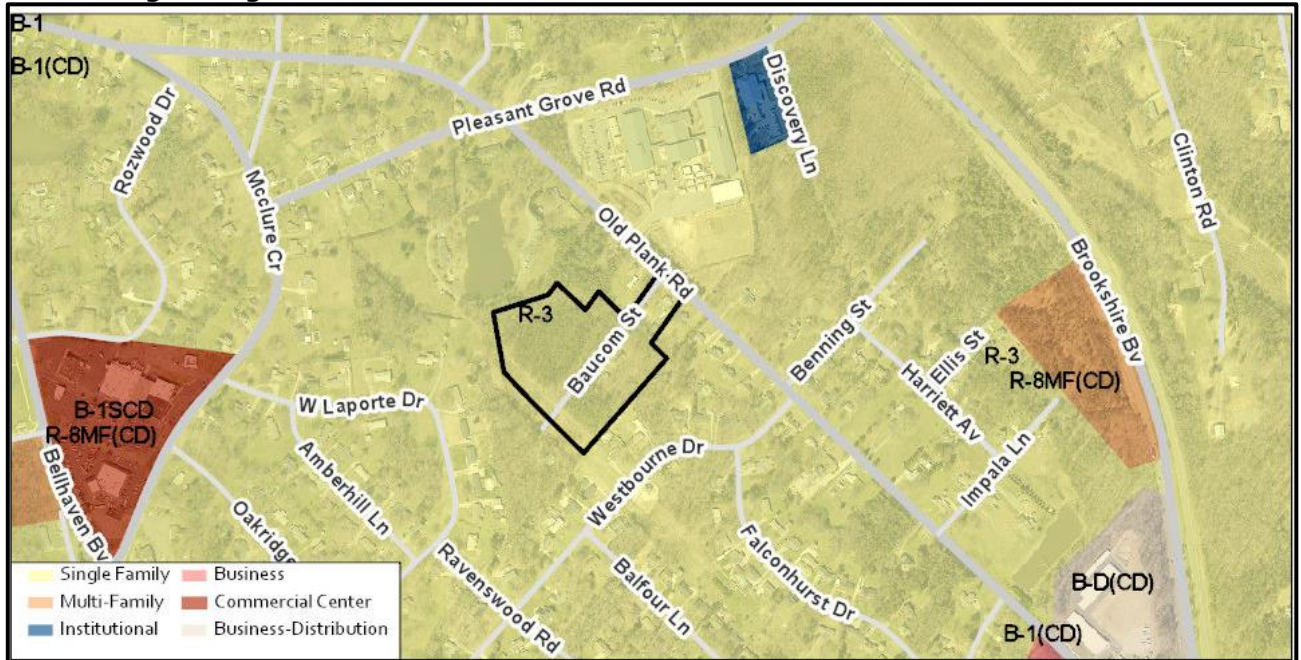
- The proposed R-4 zoning district, is consistent with the existing land use recommendation of single family up to 4 DUA for this site.
- The site is in an area that is predominantly residential in nature, and the R-4 zoning request would be compatible with the R-3 zoning found around the site.
- The request would provide the ability to provide a moderate increase in the number of units, while maintaining compatibility and consistency with the area.

**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 developed with several single family houses. The adjacent land uses include single family homes and institutional uses.



The subject property is developed with several single family houses.





The properties to the north are developed with single family houses.



The properties to the east are developed with single family houses.



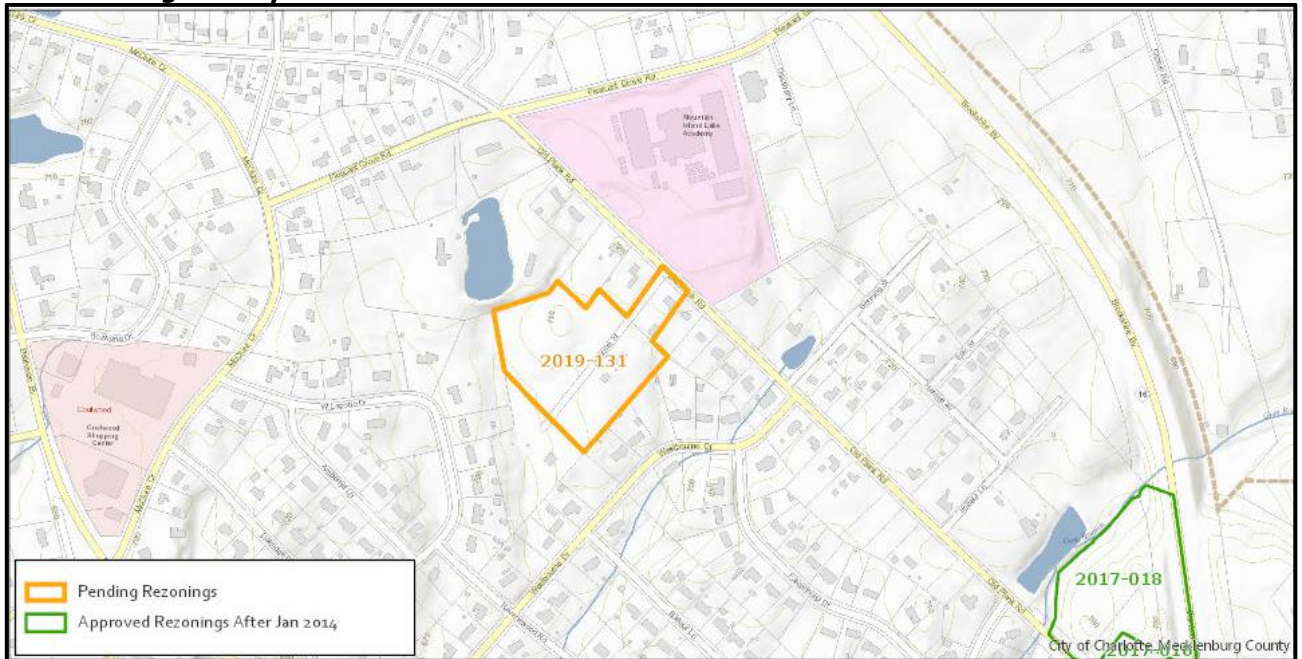
The properties to the south are developed with single family houses.





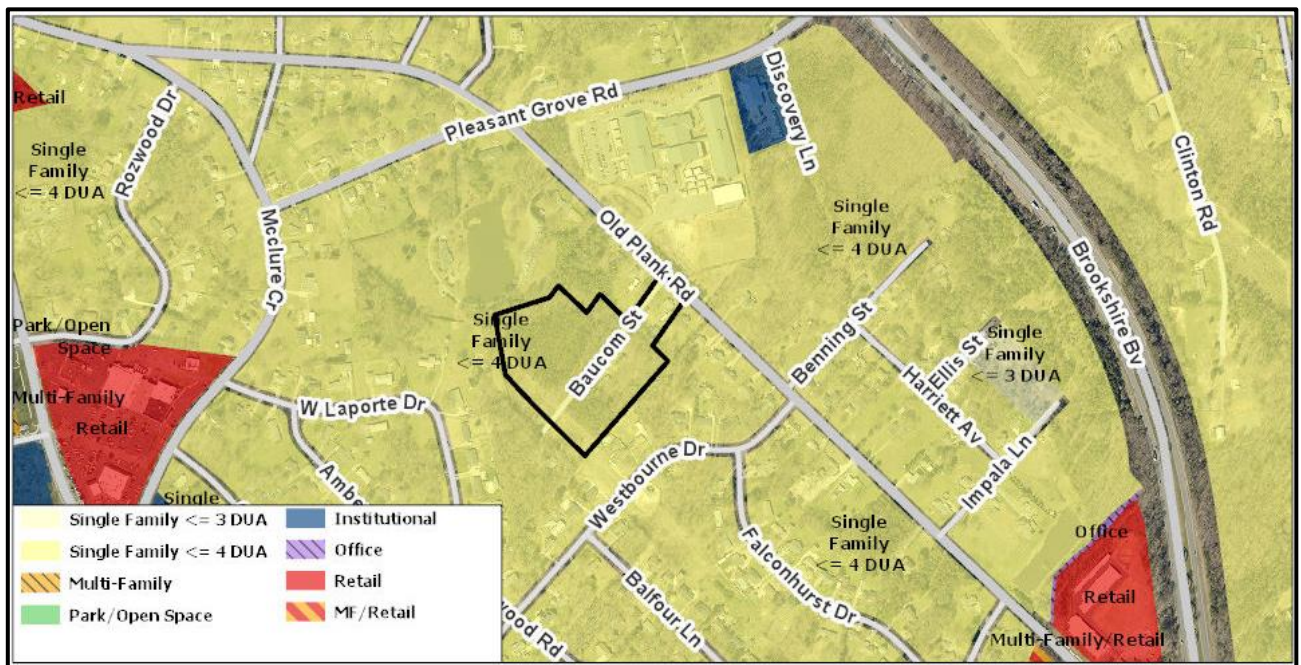
The properties to the south are developed with single family houses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-018	The petition rezoned site to BD (CD)(LWPA) (distributive business, conditional, Lake Wylie Protected Area) with 5 year vesting to allow the development of a 100,000-square foot self-storage facility and accessory management office.	Approved

- Public Plans and Policies**



- The *Northwest District Plan* (1990) recommends single family up to 4 dua for this site and surrounding area.

- **TRANSPORTATION CONSIDERATIONS**

- The site has access to Old Plank Road at Baucom Street (private street). There is no existing curb, gutter, or sidewalk on Old Plank Road. CDOT will work with the petitioner during permitting to design a road network to serve the site, including potential stub streets to adjacent properties. CDOT will also ensure the implementation of curb, gutter, planting strip, and sidewalk on Old Plank Road as well as new subdivision streets.
- No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 50 trips per day (based on 5 dwellings).
    - Entitlement: 290 trips per day (based on 25 dwellings).
  - Proposed Zoning: 390 trips per day (based on 34 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 could generate 13 students, while the development allowed under the proposed zoning may produce 18 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 5 additional students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Mountain Island Pre-K – 8 from 149% to 151%
    - West Mecklenburg High from 83% to 83%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Old Plank Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Old Plank Road.
- No outstanding issues.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Lisa Arnold (704) 336-5967