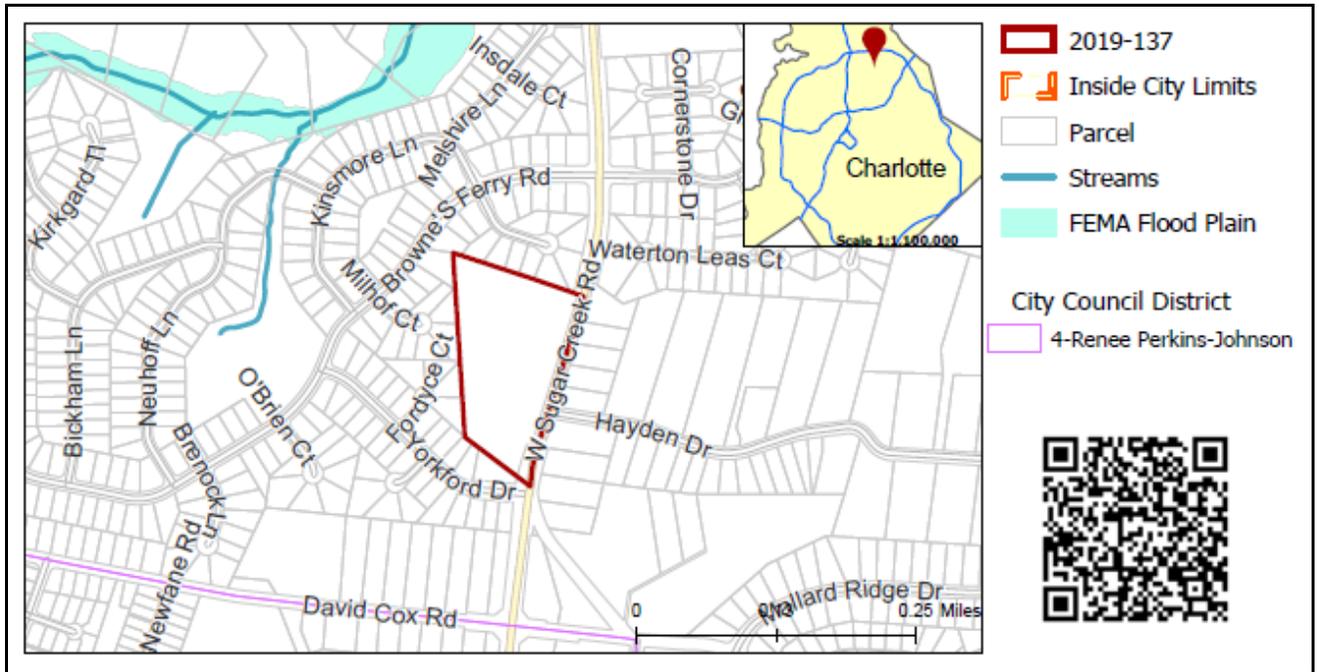


REQUEST

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

LOCATION

Approximately 9.62 acres located on the west side of West Sugar Creek Road, north of Yorkford Drive, south of Browne's Ferry Road.



SUMMARY OF PETITION

The petition proposes to redevelop a parcel with a single-family home to allow 31 single-family detached dwelling units at a density of 3.2 units per acre.

PROPERTY OWNER

AMKO Holdings, LLC

PETITIONER

Kinger Homes

AGENT/REPRESENTATIVE

Urban Design Partners, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 15

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northeast District Plan* (1996) recommendation for residential uses at up to four dwelling units per acre for the site.

Rationale for Recommendation

- At 3.2 dwelling units per acre, this petition is less dense than the district plan's recommendation for four dwelling units per acre.
- Surrounded by single family uses in the R-3 zoning district, the petition's commitment to 3.2 detached dwelling units per acre is in line with the surrounding context.
- The petition has direct access to Sugar Creek Road, keeping new residential traffic out of the existing neighborhoods.

- The petition commits to improving pedestrian connections in the area with a 6-foot sidewalk and 8-foot planting strip along Sugar Creek Road, connecting to the existing sidewalk of the neighboring development to the west.

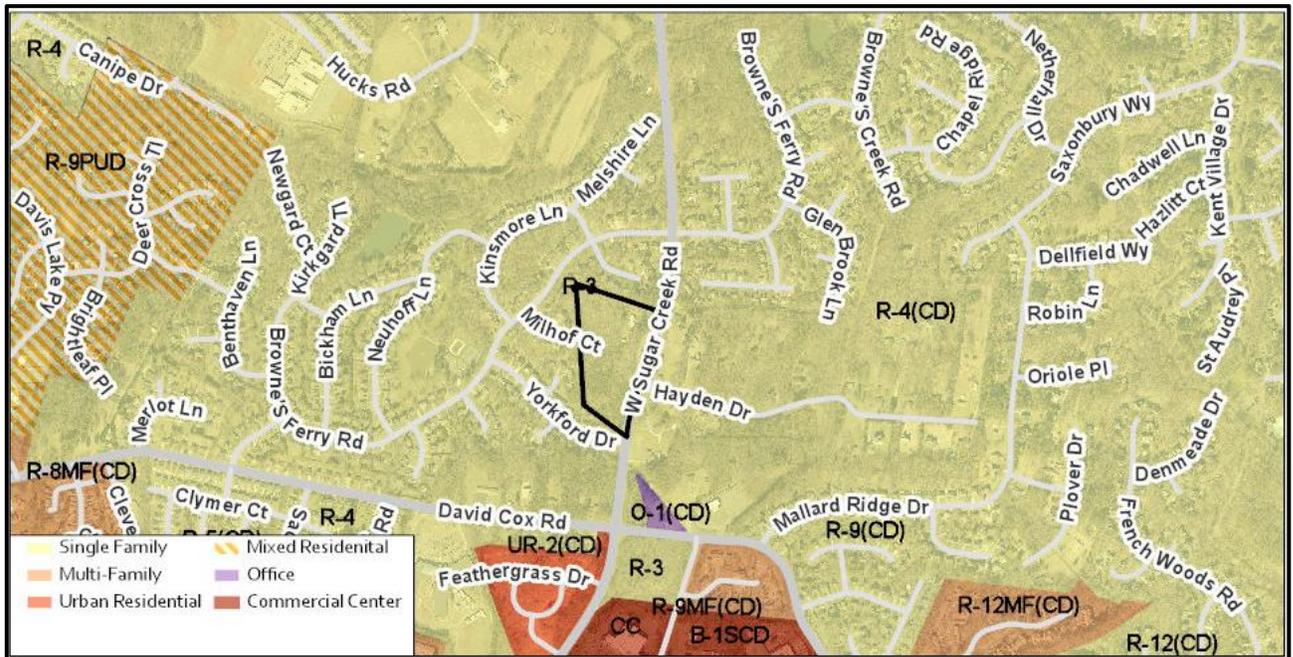
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of 31 single family detached dwelling units, at a density of 3.2 units per acre.
- Access will be provided off West Sugar Creek Road.
- Provides an 8-foot planting strip and a 6-foot sidewalk along all public roads.
- Commits to dedicate 50-foot right-of-way along West Sugar Creek Road.
- Provides architectural standards related to building materials.

• **Existing Zoning and Land Use**



The subject property is developed with a single-family house. The surrounding land-uses are residential.



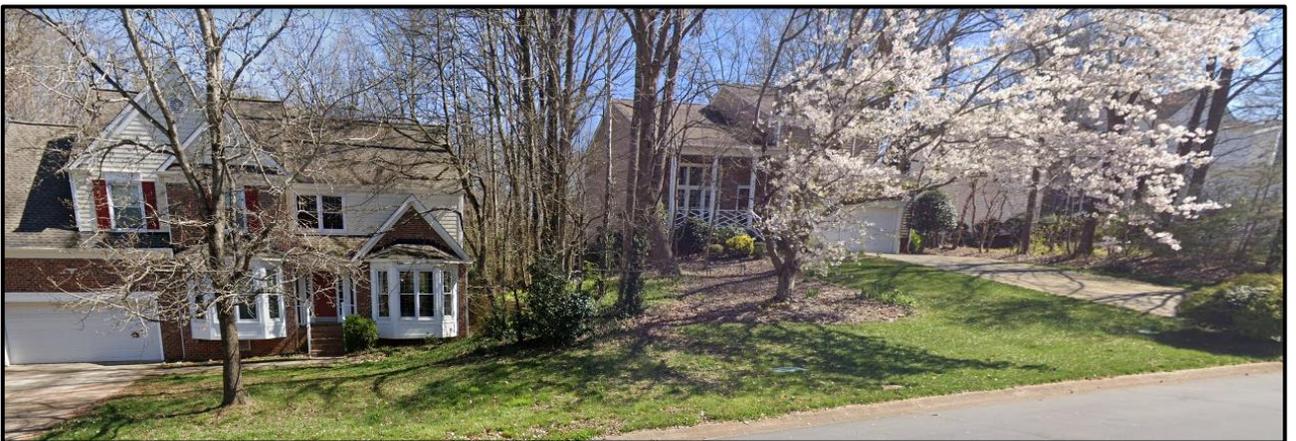
The subject property (denoted with red star) is developed with a single-family home.



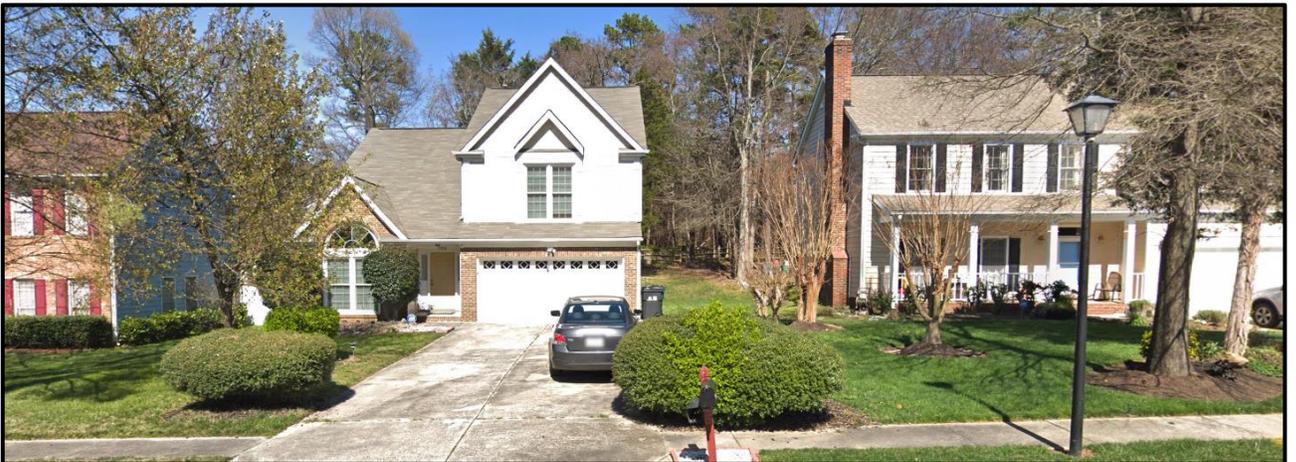
The properties to the east along West Sugar Creek Road are developed with large lot single-family residential.



The property to the north along Kinsmore Lane is developed with single-family homes.



The property to the west along Brownes Ferry Road is developed with single-family homes.



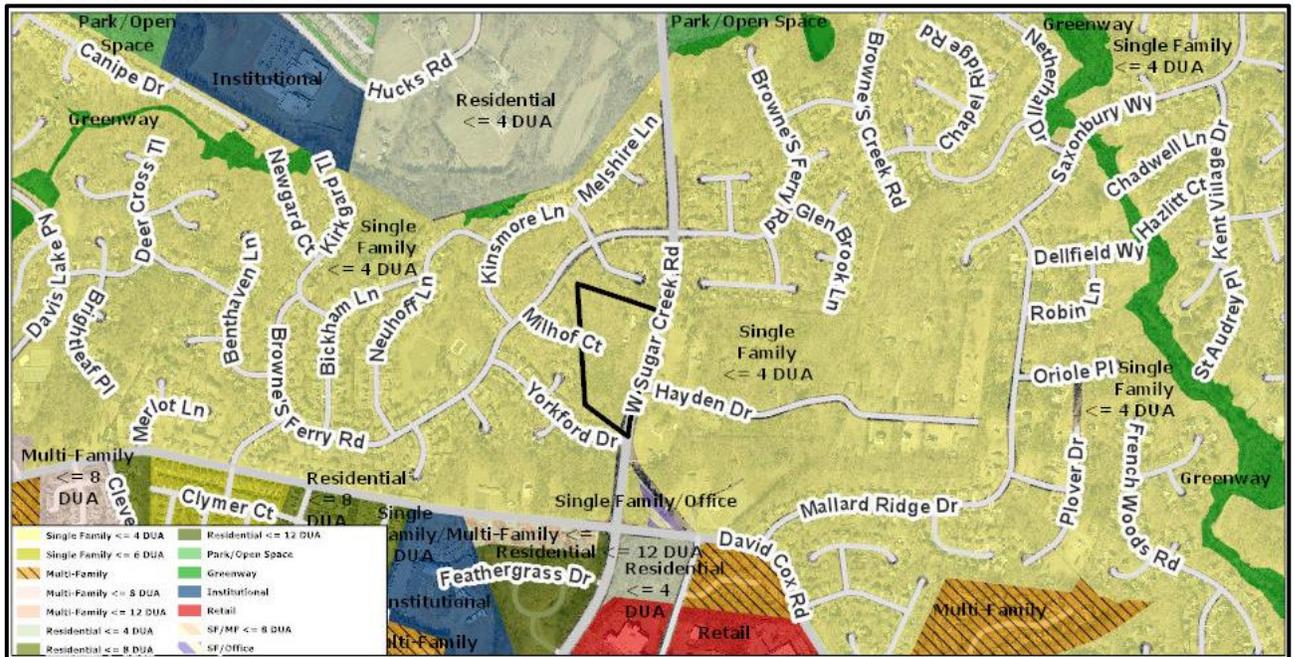
The property to the south along Yorkford Drive is developed with single-family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-015	Rezoned 5.73 acres to allow all uses in the R-3 zoning district.	Approved
2016-129	Rezoned 12.33 acres to allow 144 multi-family dwelling units.	Approved

• **Public Plans and Policies**



- The *Northeast District Plan* (1996) recommends the site for residential uses at up to four dwelling units per acre.

TRANSPORTATION CONSIDERATIONS

- The site is located on a major thoroughfare. The site plan commits to providing an 8-foot planting strip and 6-foot sidewalk along West Sugar Creek Road. CDOT continues to request the curb and gutter be located at its future location to provide additional pavement width for a left-turn lane.
 - See Outstanding Issues, Notes 1 and 2. [Addressed](#)

- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 10 trips per day (based on 1 single-family dwelling).
Entitlement: 320 trips per day (based on 28 single-family dwellings).
Proposed Zoning: 350 trips per day (based on 31 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 Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 15 students, while the development allowed under the proposed zoning may produce 16 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 1 Student.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - David Cox Road Elementary from 104% to 104%
 - J.M. Alexander Middle from 90% to 90%
 - North Mecklenburg High from 115% to 115%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along West Sugar Creek Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Yorkford Drive. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** See Outstanding Issues, Note 3-Addressed
 - **Storm Water Services:** See Outstanding Issues, Note 3-Addressed
 - **Urban Forestry:** See Outstanding Issues, Note 4 Addressed
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

- ~~1. Revise the site plan and conditional note(s) to install face of curb and gutter 38.5 feet from centerline. This road is projected to be a 4 lane divided with bike facility. Addressed~~
- ~~2. Revise the site plan and conditional note(s) to install sidewalk to connect to public sidewalk as shown in memo. Addressed~~

Environment

- ~~3. Please include the following note under the Environmental Features heading: The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points. Addressed~~
- ~~4. Single family detached development is required to provide 10% tree save area based on gross acreage. 10% of 9.62 acres = 0.96 acres tree save area. Show tree save area and calculations on site map. Tree save area must be 30 feet minimum width. Must contain existing healthy trees. Show tree save area in common open space. Addressed~~

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

Planner: Michael Russell (704) 353-0225