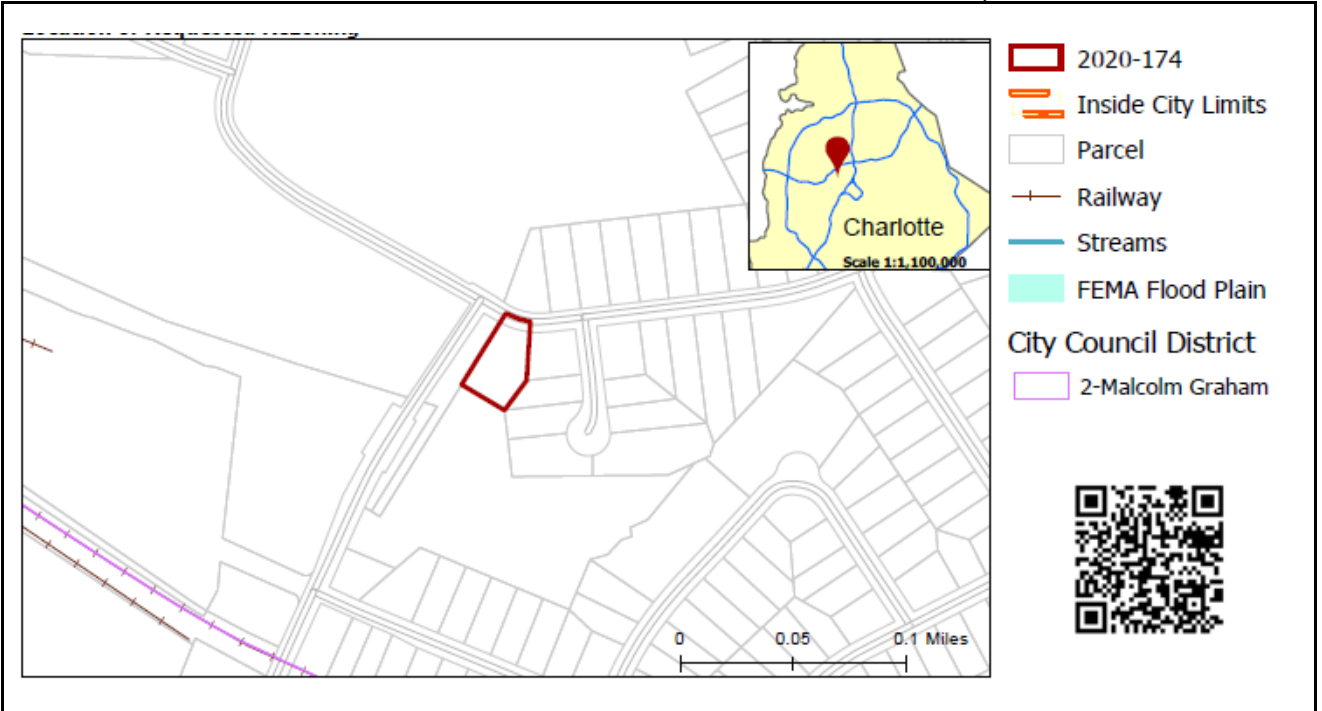


**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: R-8 (single family residential)

**LOCATION**

Approximately 0.44 acres at the southeastern corner of the intersection of Norwood Drive and Parkway Avenue.



**SUMMARY OF PETITION**

The petition proposes to rezone a vacant lot to R-8 to allow all uses in the R-8 district.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

MOD CLT, LLC  
MOD CLT  
Frederick Laury

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan* recommendation for single family land use up to five dwelling units per acre for this site.

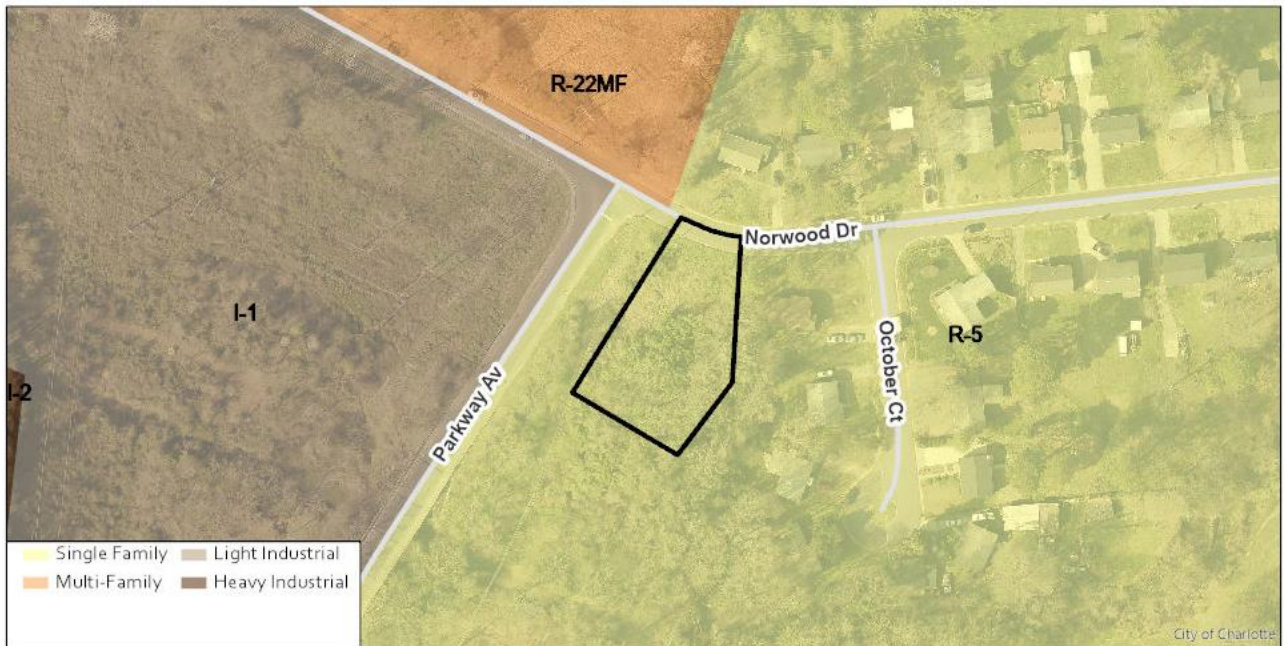
Rationale for Recommendation

- The petition meets the General Development Policies for supporting an increase in density up to 8 dwelling units per acre for this site.
- A slightly higher density is appropriate at this location on a corner lot as a transition to the single family residential to the east and south of the site.
- An extension of Stewart Creek Greenway, currently under construction, will bring a connector trail across Parkway Avenue from the site.

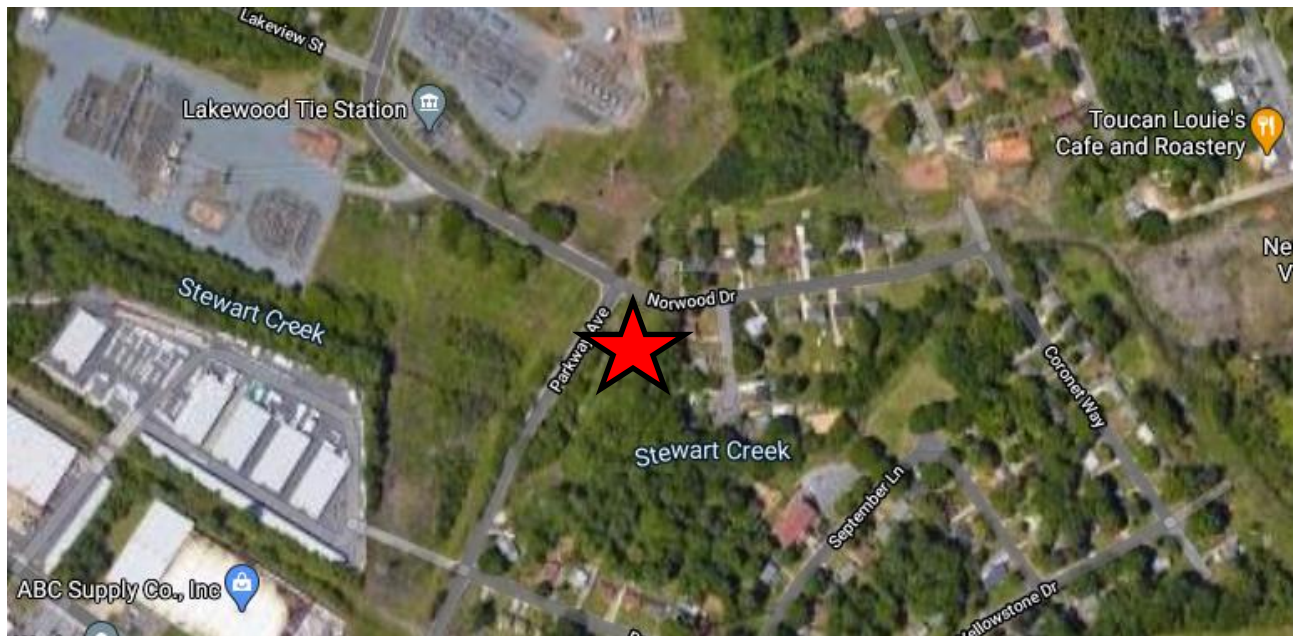
The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 5 DUA to residential up to 8 DUA for the site.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**



The parcel is surrounded by R-5 zoning and I-1 and R-22MF across Parkway Avenue and Norwood Drive, respectively.



The parcel is vacant, wooded land and is surrounded by a mix of uses including single family homes, industrial uses, commercial uses, and a Duke Energy substation. A red star marks the property.



The properties to the north of the site are developed with single family homes.



The properties to the east of the site are developed with single family homes.



The properties to the south of the site are vacant, wooded land.



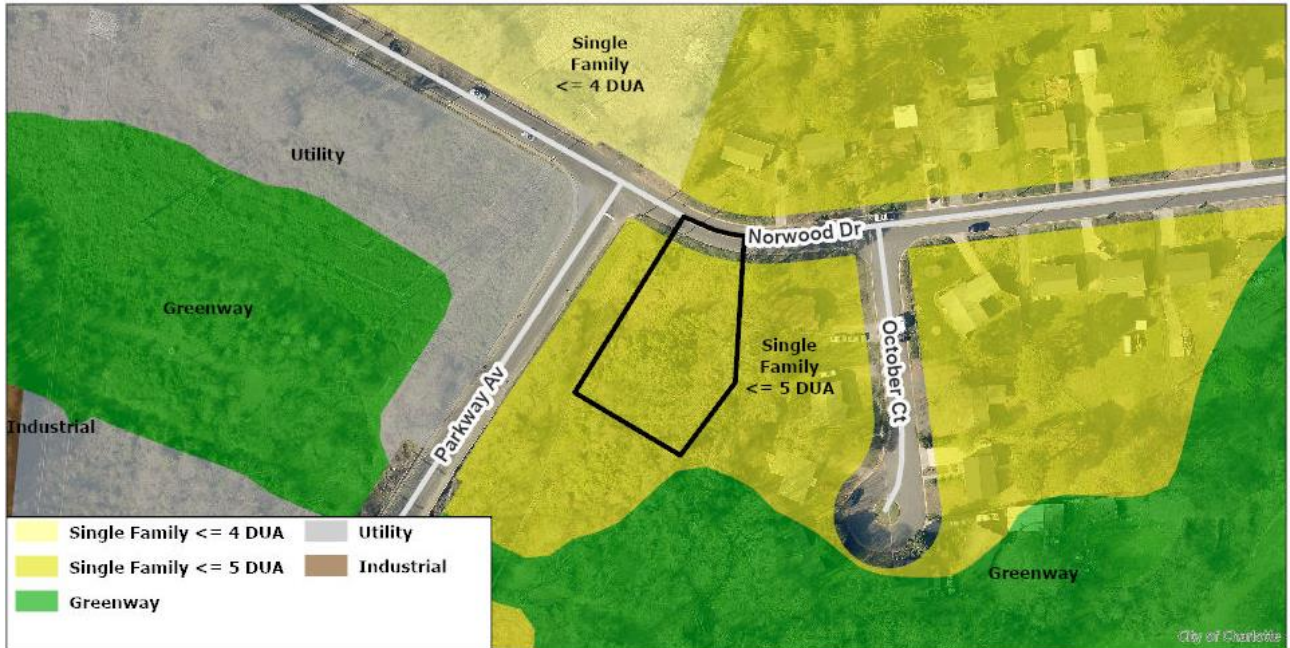
The properties to the west of the site are developed with a substation and utility lines. A connector trail to Stewart Creek Greenway will soon be under construction on this site.

• **Rezoning History in Area**



There have been no recent rezonings in the vicinity of this site.

• **Public Plans and Policies**



- The *Central District Plan* (1993) recommends single family up to 5 dwelling units per acre for this site and surrounding neighborhood.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 8 dwellings per acre as illustrated in the table below.

<b>Assessment Criteria</b>	<b>Density Category – up to 8 dua</b>
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	3
Road Network Evaluation	0
Design Guidelines – NA	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 11</b>	<b>Total Points: 12</b>

- **TRANSPORTATION SUMMARY**

- The site is located on a local road [Norwood Drive]. There is a Stewart Creek Greenway project nearby with construction projected to begin in early 2021. As this is a conventional rezoning petition, CDOT will request an 8-foot planting strip and 6-foot sidewalk to be installed during permitting and work with the petitioner to determine any other development requirements at that time.

- **Active Projects:**

- Stewart Creek Greenway (Mecklenburg County)
  - Norwood Drive/Parkway Avenue trailhead/connector trail
  - Project status: in-design, construction early 2021

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 20 trips per day (based on 2 single family dwellings).

Proposed Zoning: 30 trips per day (based on 3 single family dwellings).

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

- **Charlotte Area Transit System:** No comments submitted.
  - **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
  - **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Charlotte-Douglas International Airport:** No comments submitted.
  - **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
  - **Charlotte-Mecklenburg Police Department:** No comments submitted.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 1 student, while the development allowed under the proposed zoning may produce 1 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0.
    - Choose an item.
      - Ashley Park Pre-K-8 at 123%.
      - West Charlotte High at 94%.
  - **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary.No outstanding issues.
  - **Engineering and Property Management:**
    - **Arborist:** No comments submitted.
    - **Erosion Control:** No comments submitted.
    - **Land Development:** No comments submitted.
    - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
    - **Urban Forestry:** No comments submitted.
  - **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 comments submitted.
- See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704-353-1908)