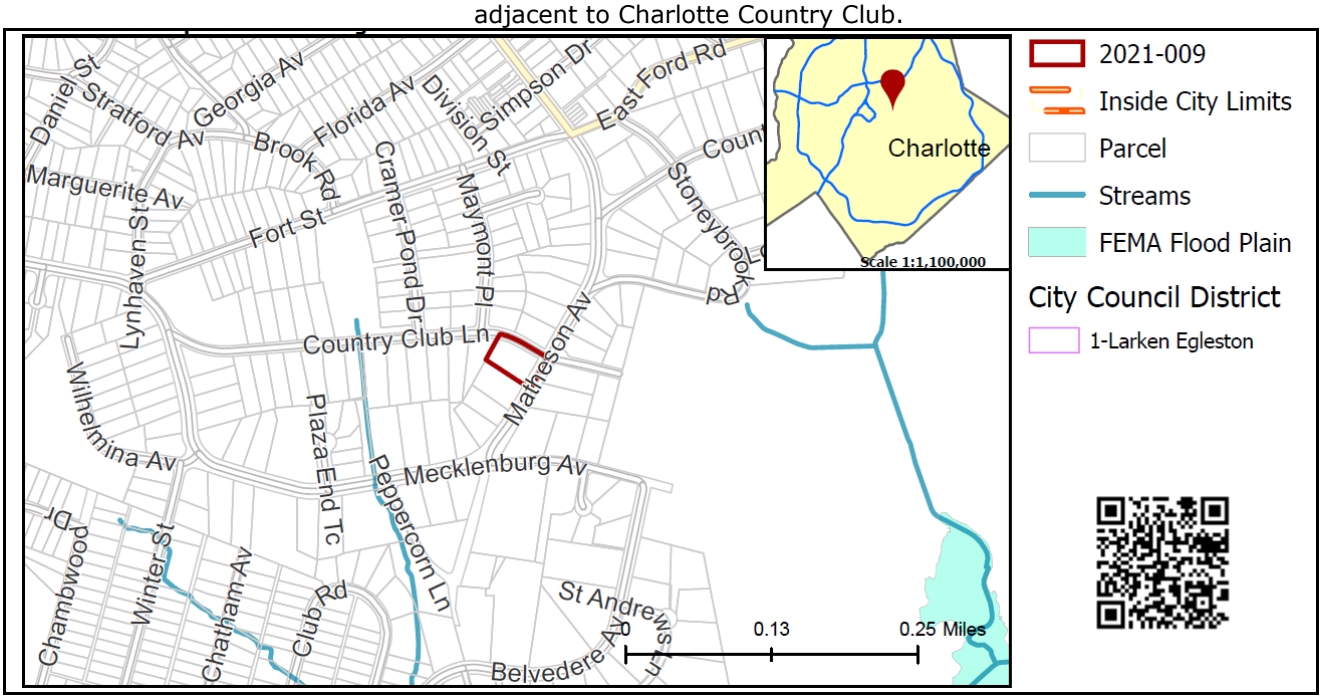
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-009
Post Hearing Staff Analysis
June 21, 2021

REQUEST	Current Zoning: R-3 (residential) Proposed Zoning: R-4 (residential)
LOCATION	Approximately .59 acres located at 2100 Matheson Avenue, directly adjacent to Charlotte Country Club.



SUMMARY OF PETITION	The petition proposes to rezone a singular parcel containing one single family detached home to allow all uses both permitted by right and under prescribed conditional in the R-4 zoning district.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Eloise Fisher Adams Edward Judson McAdams Edward Judson McAdams
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Central District Plan's* (1993) recommendation for single family uses up to four dwelling units per acre (DUA) for the site.

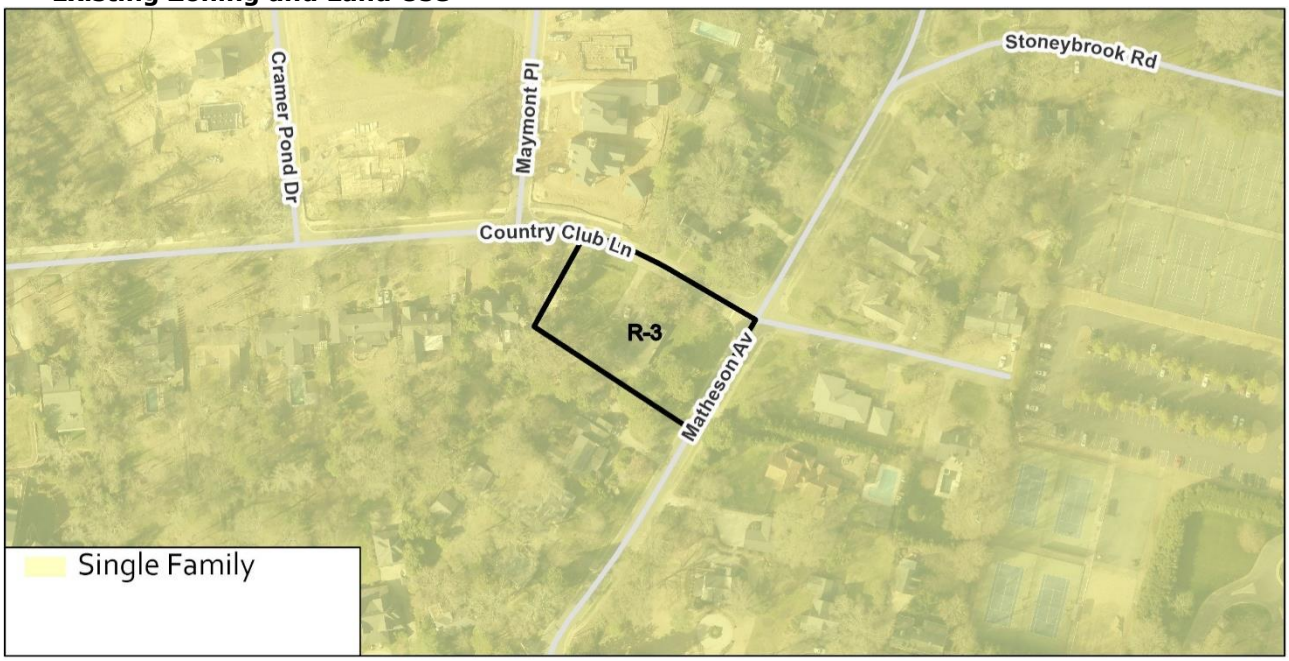
Rationale for Recommendation

- The rezoning request brings the parcel into alignment with recommended density of four DUA, per the *Central District Plan.*
- The requested district would not result in any other housing type permitted outside of current zoning (duplex or single family detached) and is still contextually appropriate to the surrounding neighborhood.
- The district plan stresses the importance of maintaining the existing land use pattern in established neighborhoods, which this request would achieve.

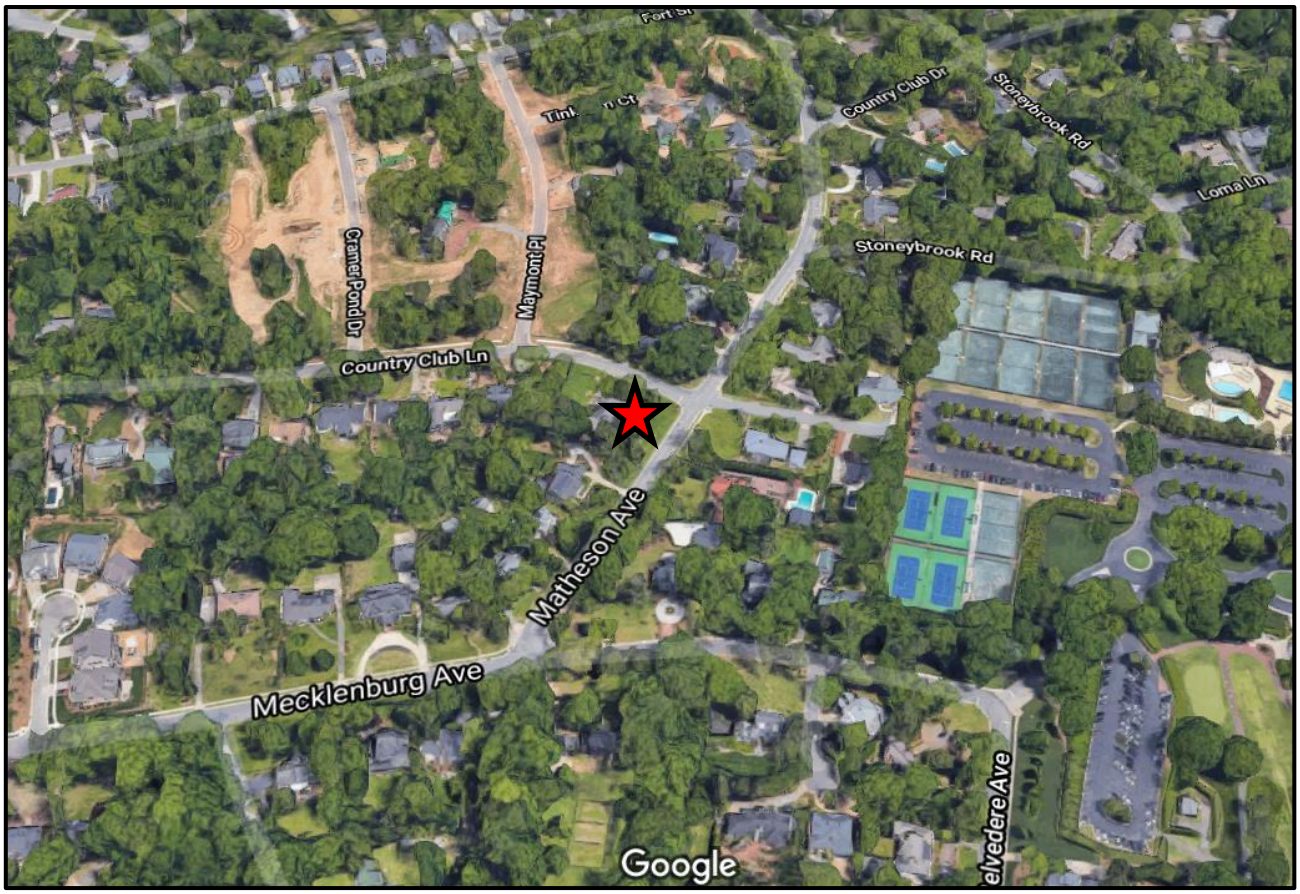
PLANNING STAFF REVIEW

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



There have been no recent rezonings of this parcel or the surrounding area. The parcel is surrounded by similarly zoned detached residential parcels and is near the Charlotte Country Club.



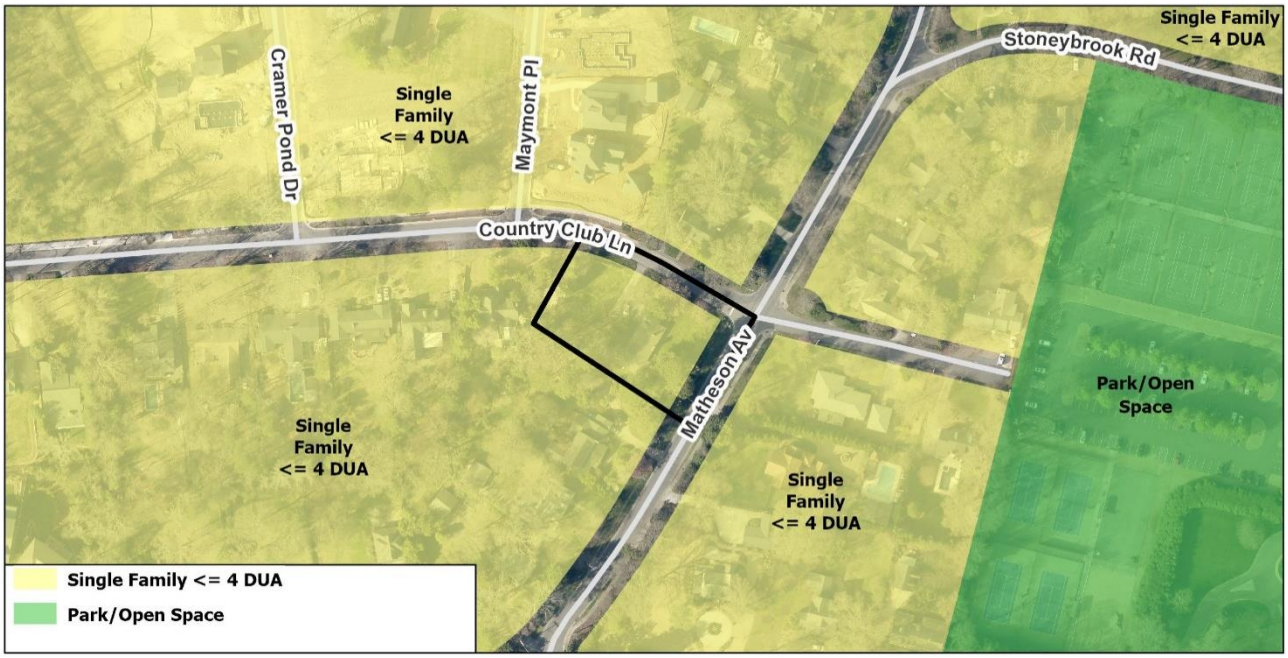
General location of subject property denoted by red star.

Streetview looking west along Matheson Avenue toward subject property. The lot currently holds one single family detached home.

- **Rezoning History in Area**

Petition Number	Summary of Petition	Status
2020-067	Petition to rezone large lot with historic home that that allowed for preservation of historic home with added residential infill.	Approved

- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends single family uses up to 4 DUA.

- **TRANSPORTATION SUMMARY**
  - The petition is located adjacent to Country Club Lane, a City-maintained local street, and Matheson Avenue, a City-maintained minor collector. The trip generation for this petition will go from 10 vehicle trips per day existing to a potential 20 trips per day. Site plan review of ordinance requirements will occur during the land development permitting process since this is a conventional rezoning request. Chapter 19 of the City Code may apply and require the developer to provide street improvements for their frontage.

- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: 10 trips per day (based on one single family dwelling).

  Entitlement: 10 trips per day (based on one single family dwelling).

  Proposed Zoning: 20 trips per day (based on two 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:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate zero students, while the development allowed under the proposed zoning may produce one student. Therefore, the net increase in the number of students generated from existing zoning to proposed is one student.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Shamrock Gardens Elementary remains at 83%
    - Eastway Middle remains at 117%
    - Garinger High remains at 117%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Matheson Ave and via a 6-inch water main located along

Country Club Lane. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Matheson Ave. 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:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at www.rezoning.org
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

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

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