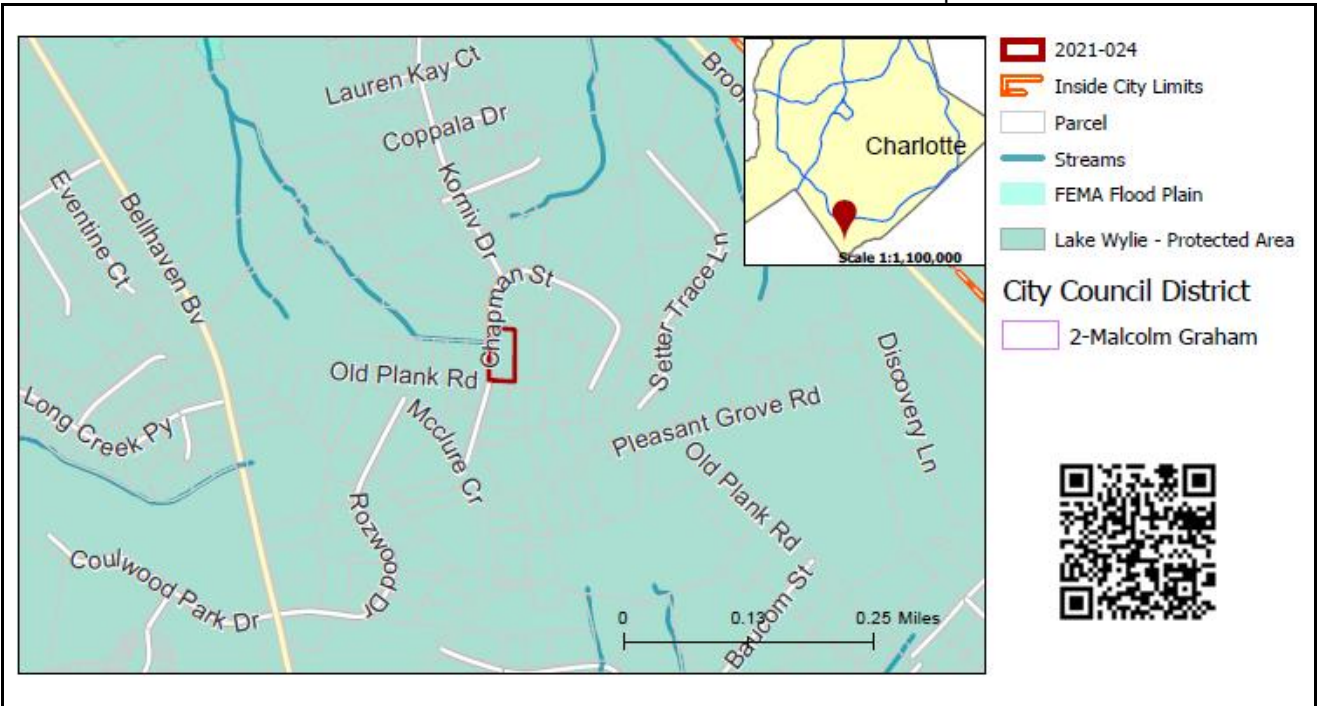


REQUEST

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 0.62 acres located at the northeast corner of the intersection of Old Plank Road and Chapman Street.



SUMMARY OF PETITION

The petition proposes to rezone a property occupied by one single family home to allow for all uses permitted in the R-4 zoning district.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Carlevatti Holdings LLC
Carlevatti Holdings LLC
Paul Pennell
Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency
The petition is **consistent** with the single family up to four dwellings per acre recommendation, as per *the Brookshire/I-485 Interchange Study*.

Rationale for Recommendation

- The proposed rezoning is consistent with the land use recommendation for this site.
- The subject parcel is a corner lot with frontage on both Old Plank Road and Chapman Street.
- Future development of this site would be consistent with the established development pattern in the surrounding area.

PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- **Existing Zoning and Land Use**



All nearby properties are zoned R-3 for single family residential use.



The property is developed with one single family home and is surrounded by other single family homes zoned R-3 in the Coulwood community. The location of the subject parcel is marked with a red star.



The properties to the north along Chapman Street are developed with single family homes.



The properties to the east along Old Plank Road are developed with single family homes.



The properties to the south across Old Plank Road are developed with single family homes.



The properties to the west along Old Plank Road and Chapman Street are developed with single family homes.

• **Rezoning History in Area**



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

• **Public Plans and Policies**



The *Brookshire Boulevard/I-485 Area Plan* recommends single family residential at no more than four dwelling units per acre for this site.

- **TRANSPORTATION SUMMARY**

- The site is located at the corner of a City-maintained minor thoroughfare road (Old Plank Road) and a City-maintained, Local Street (Chapman Street). As this is a conventional rezoning petition, CDOT staff will review the proposed site plan in accordance with all ordinance requirements, within the permitting review process. CDOT will request an 8-foot planting strip and 12-foot shared-use path along Old Plank Road, in accordance with the Charlotte BIKES Policy.

- **Active Projects:**
- None

- **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:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **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 2 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:
 - Mountain Island Lake Academy Pre-K-8 from 133% to 133%
 - West Mecklenburg High from 78% to 78%.
 - **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 6-inch water distribution main located along Chapman Street and a 12-inch main 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 Chapman Street and an 8-inch main along Old Plank Road. See advisory comments at www.rezoning.org
- **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
 - **Urban Forestry:** No comments submitted.
- **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

Planner: Joe Mangum (704) 353-1908