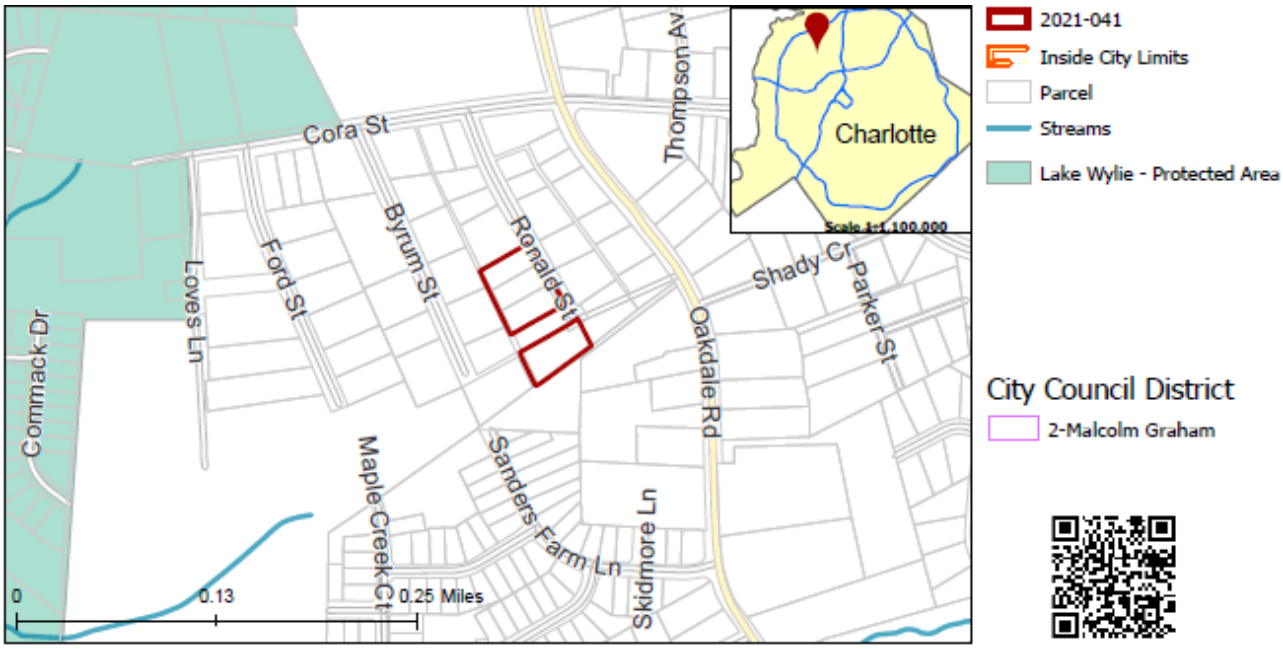
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2021-041
Post-Hearing Staff Analysis
July 6, 2021

REQUEST	Current Zoning: R-4 (single family residential) Proposed Zoning: R-8MF (multi-family residential)
LOCATION	Approximately 1.95 acres located along the west side of Ronald Street, northeast of Old Plank Road, and west of Oakdale Road.



SUMMARY OF PETITION	The petition proposes to allow all permitted uses, either by right or under prescribed conditions, in the R-8MF zoning district.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Pareshkumar Patel Pareshkumar Patel Michael Barnes
COMMUNITY MEETING	Meeting is not required.

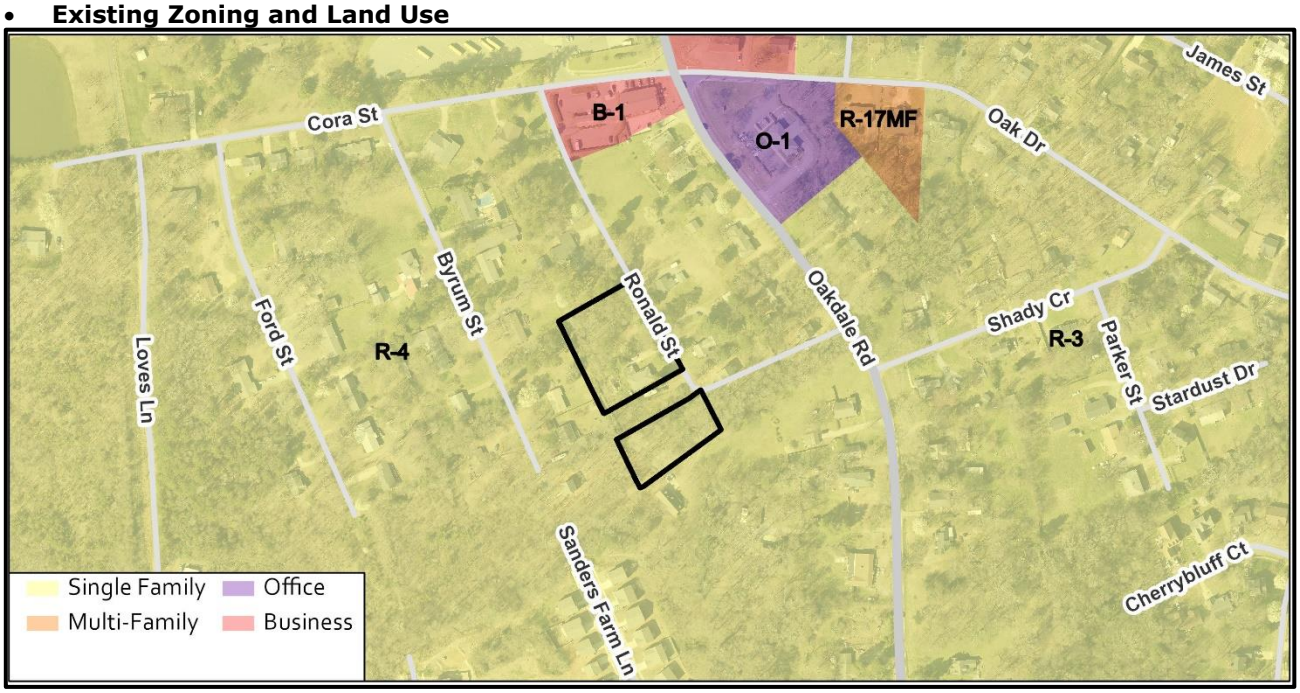
STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition, except for parcel 03513536, is **consistent** with the *Northwest District Plan* (1990) recommendation of multi-family use. Parcel 03513536 is **inconsistent** with the area plan recommendation of single family use up to 4 dwelling units per acre (DUA). <u>Rationale for Recommendation</u> • The *Northwest District Plan (1990)* recommends multi-family residential use for all parcels except parcel 03513536, where it recommends single family residential use up to 4 DUA. • While the petition is inconsistent with the future land use recommendation for parcel 03513536, allowing for a higher density would not be out of character for the site, as the parcel is adjacent to parcels with a future land use of Multi-Family

- The petition fulfills the district plan's goal to encourage a wide range of housing opportunities.
- Zoning this site to R-8MF is in keeping with the surrounding area designated for multi-family use.

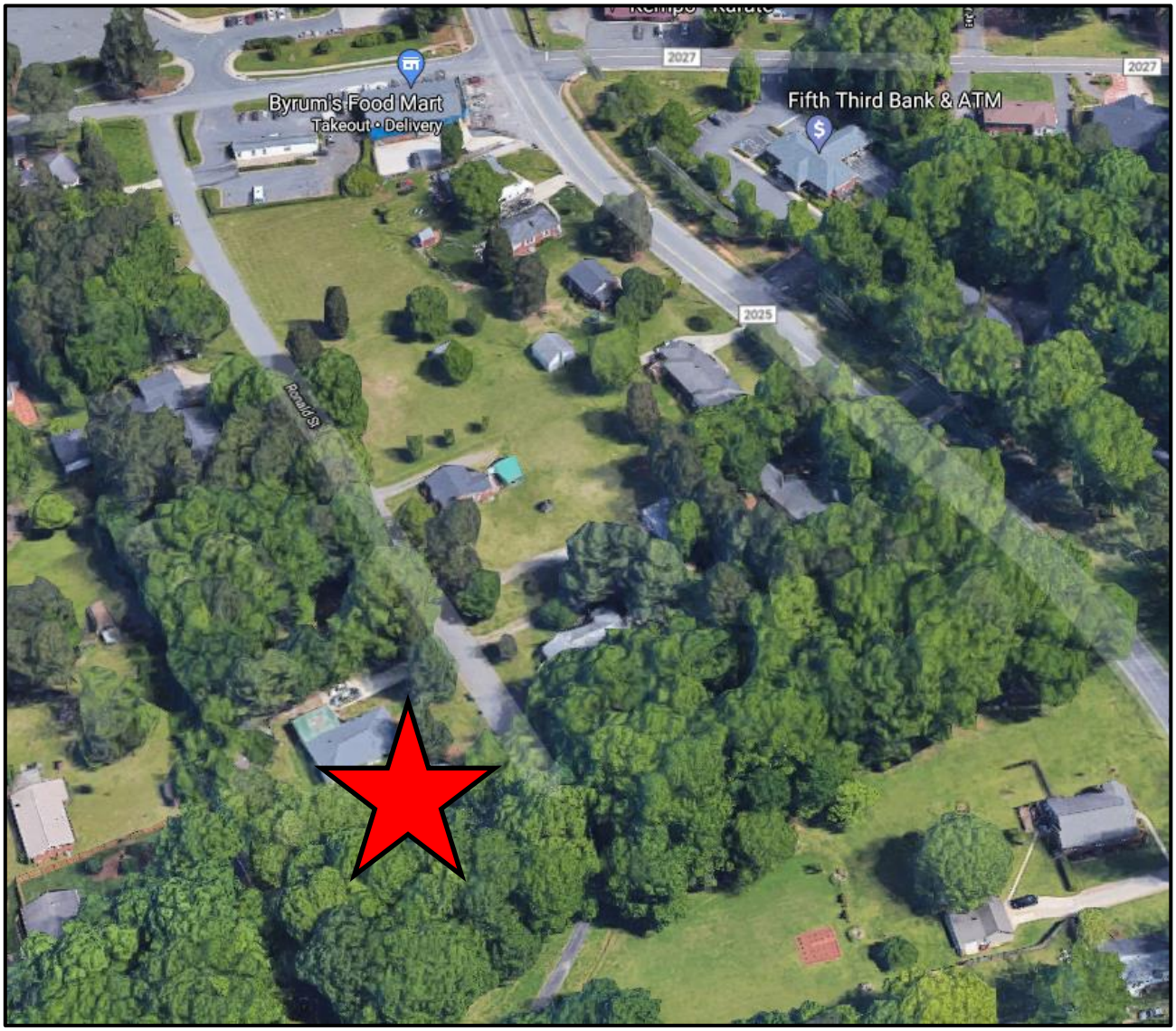
The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan (1990)*, from Single Family Residential up to 4 DUA to Residential up to 8 DUA for parcel 03513536.

PLANNING STAFF REVIEW

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



The surrounding land use includes single-family dwellings, Oakdale Elementary School, retail, and office uses.



The subject property denoted by a red star.

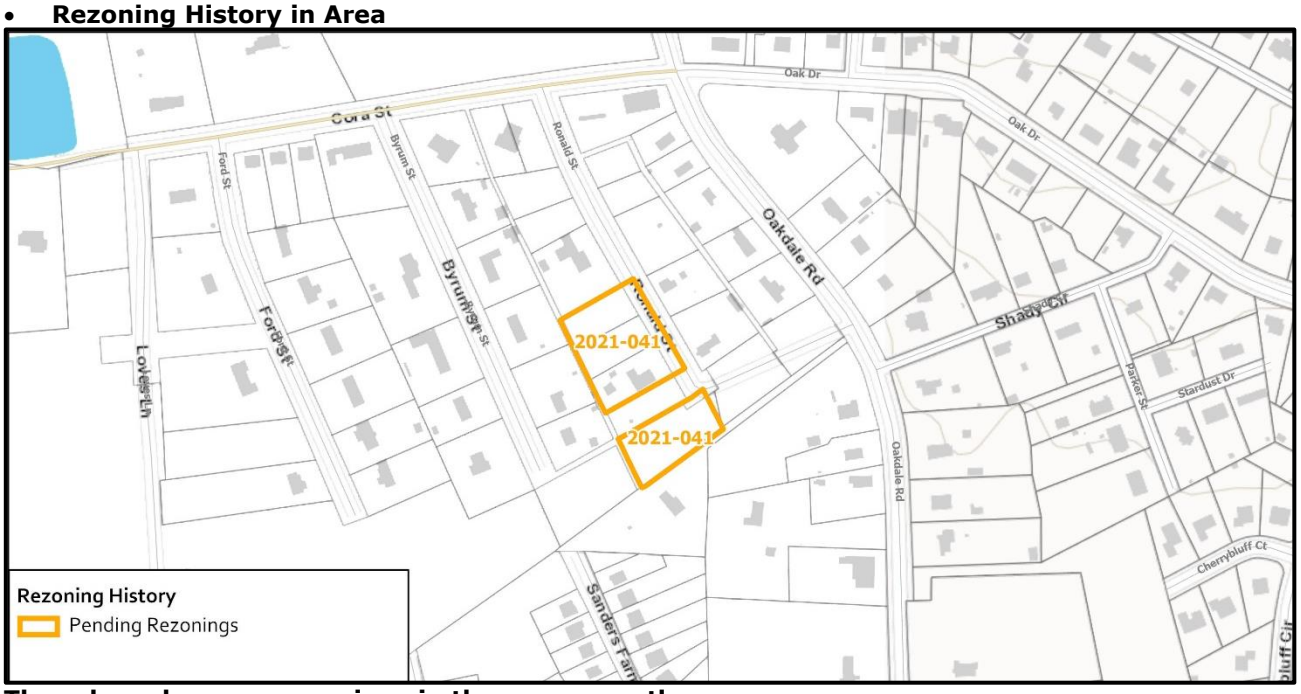
The property to the north along Ronald Street is developed with a single-family house and vacant land.

The property to the east along Oakdale Road is developed with single-family homes.

The property to the west along Byrum Street is developed with single-family homes.

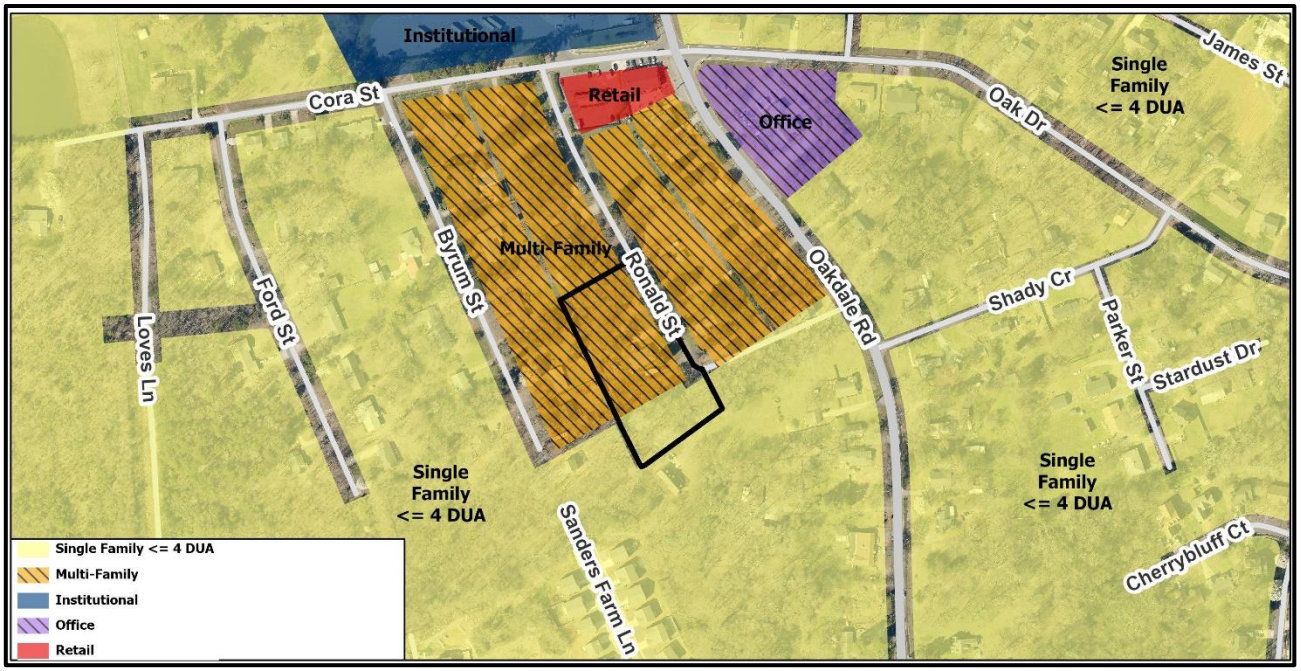
The property to the south along Sanders Farm Road is developed with single-family homes.

- **Rezoning History in Area**



There have been no rezonings in the area recently.

- **Public Plans and Policies**



- The *Northwest District Plan (1990)* calls for Multi-Family Residential for all parcels except for parcel 03513536, where it calls for Single Family Residential up to 4 DUA.

- **TRANSPORTATION SUMMARY**
  - The site is located on a local street (Ronald Street). A Traffic Impact Study (TIS) is not needed for this site as this is a conventional rezoning request. Full review of ordinance requirements will occur during the land development permitting process once a full site plan is submitted for review, including Chapter 19 street improvements for the site frontage and ensuring the correct cross section is applied to the site.
  - **Active Projects:**
    - None
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  Current Zoning:

Existing Use: 10 trips per day (based on 1 single family dwelling).
Entitlement: 80 trips per day (based on 6 single family dwellings).
Proposed Zoning: 60 trips per day (based on 13 townhome units).

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 outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 3 students, while the development allowed under the proposed zoning may produce 1 student. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Oakdale Elementary remains at 100%.
    - Ranson Middle remains at 118%.
    - West Charlotte High remains at 96%.
- **Charlotte Water:** No outstanding issues.
- **City Arborist:** No comments submitted.
- **Erosion Control:** 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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

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

Planner: Michael Russell (704) 353-0225