

REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 1.05 acres located on the northeast corner at the intersection of Remount Road and Greenland Avenue.
SUMMARY OF PETITION	The petition proposes to allow the redevelopment of three existing homes sites and development of a vacant parcel in the Camp Green neighborhood with up to 16 attached residential units (townhomes). The units will be located in three buildings and the proposed density is 15.24 dwelling units per acre.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Camp Green Properties, LLC Camp Green Properties, LLC Matt Langston, LandWorks Design Group, PA
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition.

Plan Consistency

- The petition is inconsistent with the *Central District Plan*, which recommends single family residential up to five dwelling units per acre.
- The site meets the *General Development Policies (GDP)* points criteria for consideration of housing up to 17 dwelling units per acre.
- However, additional GDP considerations indicate the site may not be appropriate for increased density. These considerations include 1) tearing down existing homes in an established neighborhood, and 2) developing a site internal to an established neighborhood at a higher density than the existing homes.

Rationale for Recommendation

- The development is proposed to be located in the interior of the neighborhood and surrounded by lower density uses and zoning.
- Although the proposal has a number of desirable design elements, the development is not compatible or appropriate for this neighborhood. The proposed replacement housing, townhomes at over 15 units per acre, is out of character in terms of housing type and density with the surrounding single family residential area which is developed at five dwelling units per acre.
- The introduction of higher density, urban residential development into the interior of the Camp Green neighborhood could lead to other rezoning requests for higher density residential, which would further erode the existing neighborhood and single family housing stock.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 16 single family attached (townhouse) residential units in three buildings at a density of 15.24 dwelling units per acre.
- Commitments to building finishes including brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. Any use of

- stucco will be hard coat stucco.
- No vinyl will be used as siding material.
- Usable porches and stoops shall be a predominate motif of the building design and be located on the front and/or side of the building. Front porches shall be covered and will be at least six feet deep. Stoops and entry level porches may be covered but not enclosed. Porches will be in addition to required private open space.
- Garage doors visible from Remount Road will be inset or screened one foot from the rear wall plane to minimize visibility of garage doors from those streets.
- Pitched roofs, if provided, will be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- Unit front entrances within 15 feet of public sidewalks will be located at a minimum 24 inches above public sidewalk to provide privacy.
- No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages.
- Proposed alley (18 feet in width) in the rear of the units with access onto Monument Street and Remount Road for parking access.
- Petitioner reserves right to eliminate 20-foot parking pads behind each unit (replaced with five to seven-foot apron) and provide parallel parking along the north side of the proposed alley to provide parking in addition to tandem garage spaces.
- Proposed 10-foot buffer and tree save area along the north property line, between the alley and the single family properties to the rear.
- Streetscape improvements along Remount Road, Greenland Avenue, and Monument Street consisting of six-foot sidewalks and eight-foot planting strips.
- Possible tree save areas oriented along the Greenland Avenue frontage.
- **Existing Zoning and Land Use**
 - The subject property is located in the Camp Green neighborhood and is zoned R-5 (single family residential) and contains three single family homes and a vacant lot. The homes were constructed in 1935, 1948, and 1960 respectively.
 - Properties to the north and to the rear of the site are zoned R-5 (single family residential) and developed with single family homes.
 - Properties to the west and across Remount Road, as well as properties to the east and across Monument Street, are also zoned R-5 (single family residential) and developed with single family homes.
 - The James C. Dowd House Historic Site, located at 2216 Monument Avenue, was constructed in 1880 and designated as a local landmark in 1978, and is located across Greenland Avenue. Also across Greenland Avenue is a fire station no longer in use and a religious institution.
 - The rezoning site is also north of the Wilkinson Boulevard corridor, which is developed with residential, office, commercial, institutional, and industrial uses on properties zoned a variety of zoning districts.
 - See "Rezoning Map" for existing City of Charlotte zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends single family up to five units per acre for the subject property.
 - The *General Development Policies* (GDP) - *Residential* provide policy guidance for evaluating proposed residential densities greater than four units per acre. This site meets the *General Development Policies* (GDP) minimum points criteria for consideration of up to 17 dwelling units per acre as illustrated in the table below. (Note: The rezoning request is for 15 units per acre.) However, several other factors are included in the GDP that are relevant to this proposal which suggests that increased density is not appropriate. These factors include:
 - The negative impacts of tearing down existing residences in an established neighborhood; and
 - The negative impacts of developing a site internal to an established neighborhood at a higher density than the existing homes.

Assessment Criteria	Density Category – up to 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	4 (Medium-High)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	Tearing down homes, Density of existing neighborhood
Minimum Points Needed: 13	Total Points: 14

While this petition supports the *General Development Policies-Environment* by redeveloping on an infill lot, the proposed type of residential unit and density does not serve to complement the character of the existing single family neighborhood.

TRANSPORTATION CONSIDERATIONS

- Remount Road is a minor thoroughfare on the CRTPO Thoroughfare plan with a proposed realignment between Greenland Avenue and Marlowe Avenue to align with Camp Greene Street. There are no active plans to implement this thoroughfare realignment. The key transportation goal for this site is to improve walkability by implementing standard sidewalks and planting strips, which are included as part of this petition.
- **Vehicle Trip Generation:**
Existing: 70 trips
Proposed: 200 trips

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** Developer must comply with the City's Housing Policies if seeking public funding.
- **Charlotte Department of Solid Waste Services:** The rollout carts will need to be placed on Monument Street and Greenland Avenue for service. (Note: This advisory information has been provided to the petitioner.)
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate four students, while the development allowed under the proposed zoning will produce two students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero students. The proposed development is not projected to increase the school utilization of Ashley Park (K-8) and West Charlotte High.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte-Mecklenburg Utilities:** No issues.
- **Engineering and Property Management:** See technical revision, note 1.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.
- **Urban Forestry:** No comments received.

OUTSTANDING ISSUES

Land Use

1. The subject site should be developed with residential homes that are consistent with the character of the established neighborhood.

REQUESTED TECHNICAL REVISIONS

1. Show all right of way trees protected. Tree save area to be minimum of 30 feet wide. Remove statement "...without penalty to tree save calculation."
2. Label right-of-way width of Remount Road, and Greenland Avenue, and Monument Street.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Department of Solid Waste Services Review
 - Transportation Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte-Mecklenburg Utilities Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Urban Forestry Review

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