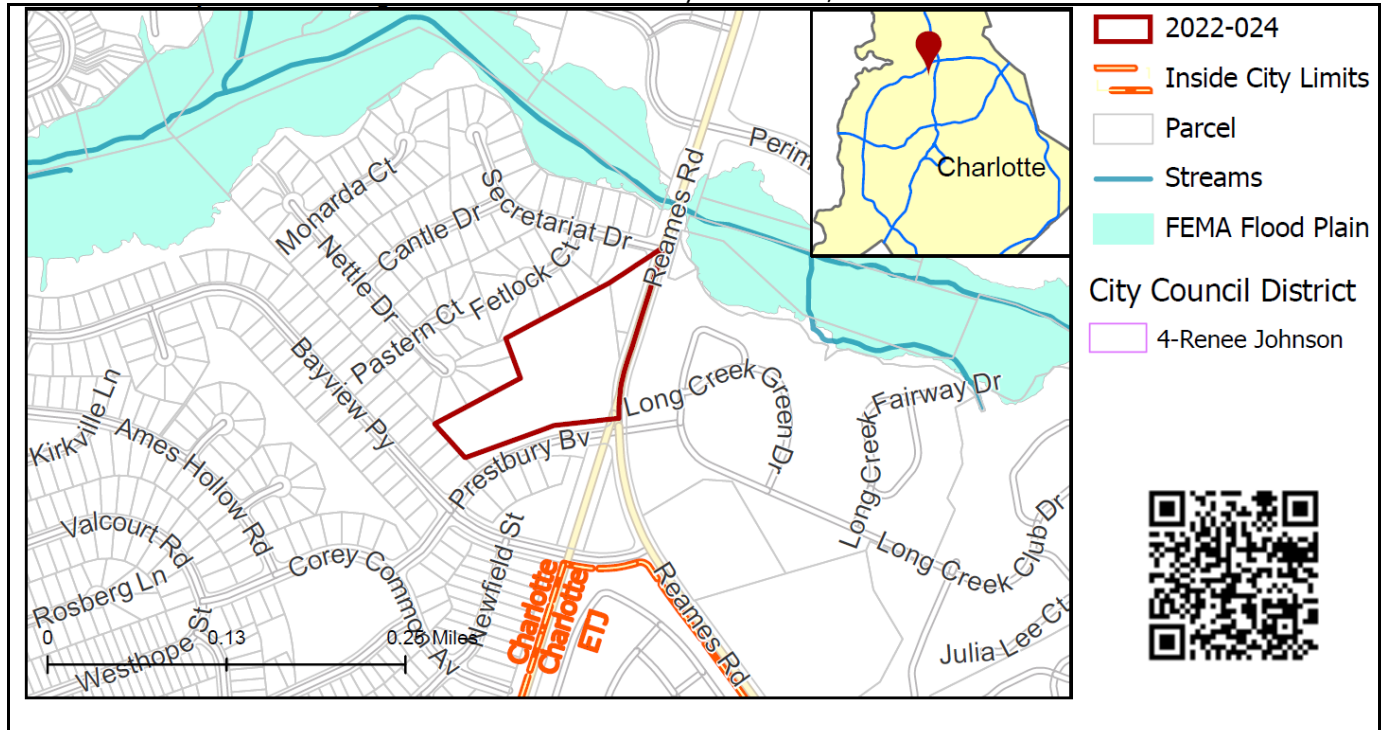


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 5.37 acres located at the northwest intersection of Reames Road and Prestbury Boulevard, south of West W.T. Harris Boulevard.



SUMMARY OF PETITION

The petition proposes to develop a residential community of up to 29 single family attached townhouse style dwelling units on vacant land.

PROPERTY OWNER

Moflehi Bowman, LLC

PETITIONER

Moflehi Bowman, LLC

AGENT/REPRESENTATIVE

John Holcomb, Kimley-Horn

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting:2

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The petitions add to the variety of housing options in the area.
- While the petition is inconsistent with the Neighborhood 1 place type, it is consistent with the residential recommendation.
- The petition is compatible with the existing residential uses and the Neighborhood 1 place type uses adjacent to the site.
- This petition proposes a 32-foot type C buffer between the site and the adjacent single-family neighborhood.

- The petition commits to enhanced building design features such as usable porches and/or stoops when possible.
- The petition commits to a 6-foot sidewalk and 8-foot planting strip on all public streets.
- The petition also proposes transportation improvements on Reames Road by way of a buffered bike lane.
- The petition commits to providing a sidewalk and a crosswalk network that links all the principal buildings on the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

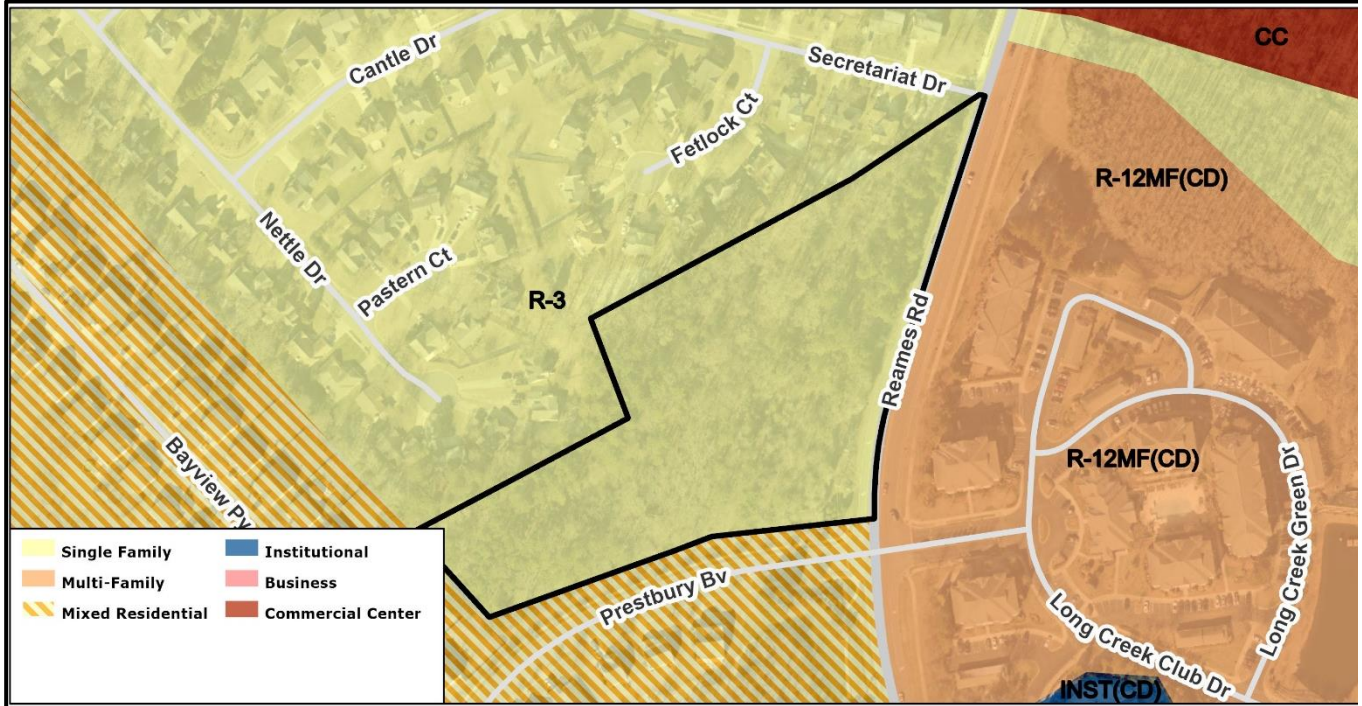
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

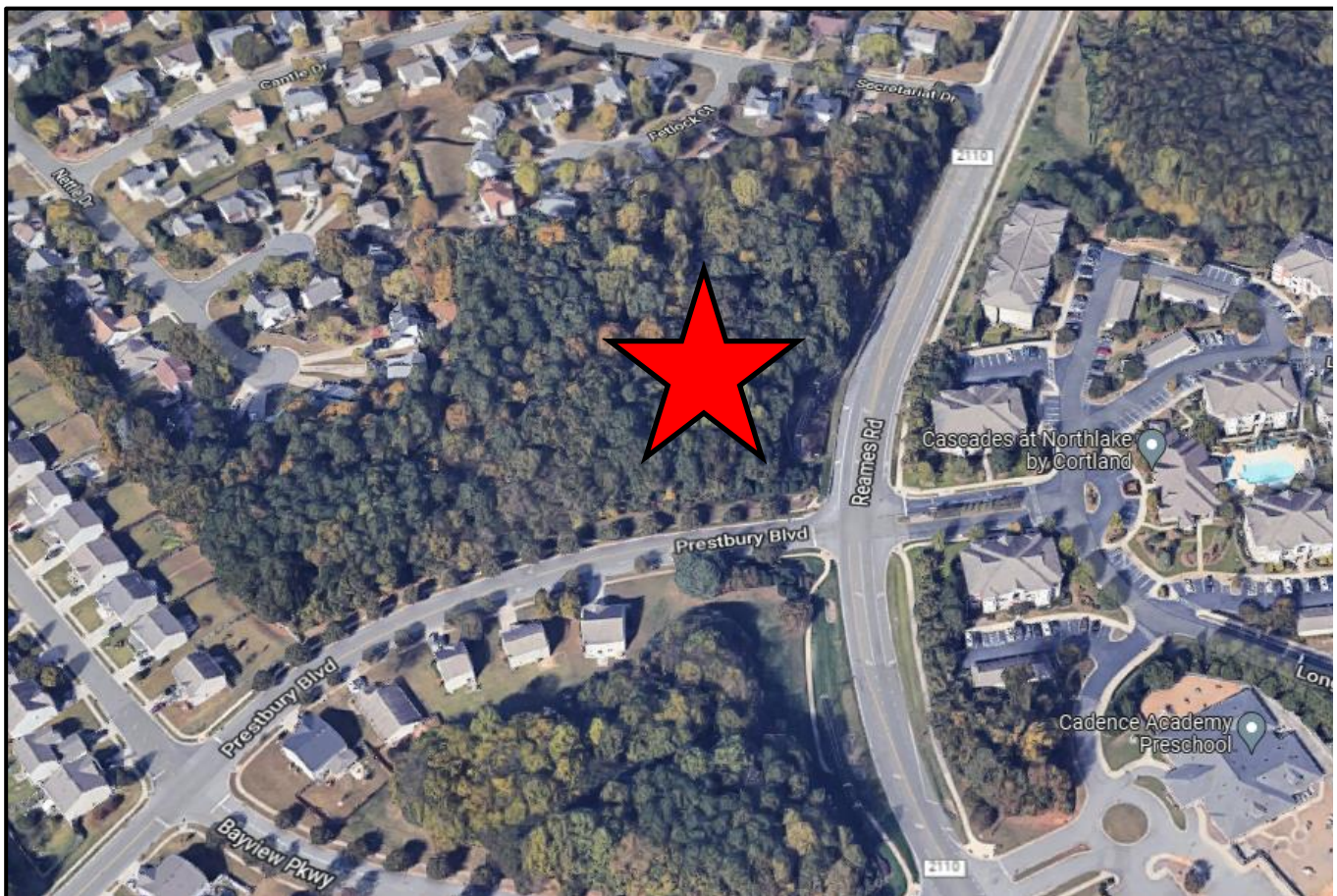
- Allows of up to 29 single family attached townhouse style units.
- Access is provided off Reames Road.
- Provides an 8-foot sidewalk and 8-foot planting strip along Reames Road.
- Provides a 32-foot Class C buffer to abutting single family homes.
- Provides 4 visitor parking spaces.
- Architectural Standards:
 - To provide privacy, all residential entrances within 15-feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24-inches.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least 6-feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
 - Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

- Existing Zoning**



- The surrounding land uses include single family and multi-family dwellings, and commercial uses.

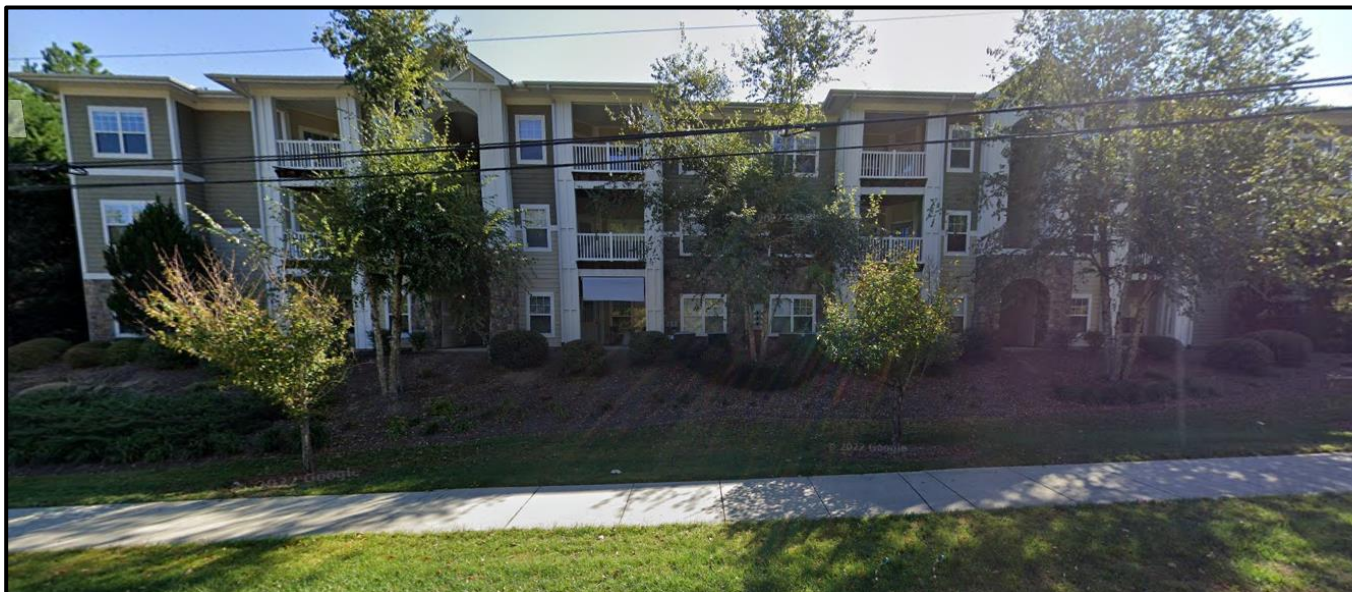
Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential)	N1-A (neighborhood 1-A)	N1 (neighborhood 1)



The subject property is demoted with a red star.



The property to the north along Secretariat Drive is developed with single family homes.



The property to the east across Reames Road is developed with a apartments.

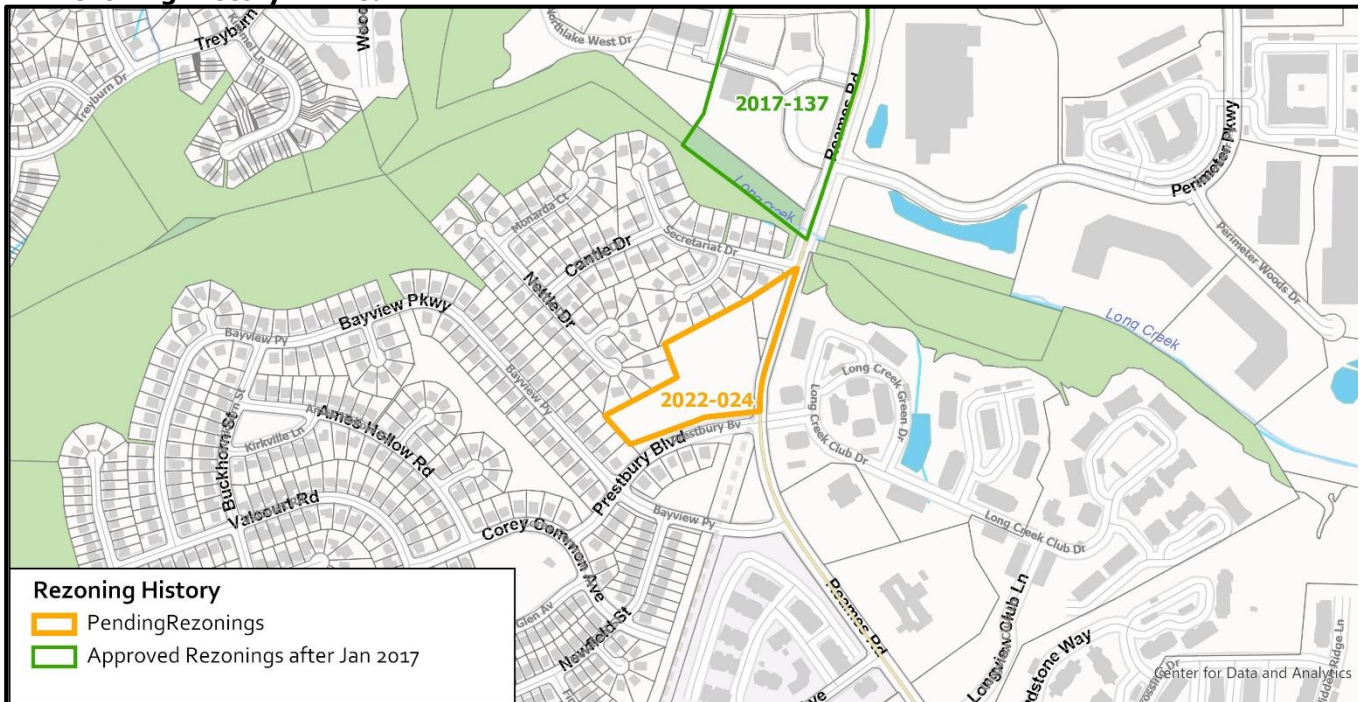


The property to the south across Prestbury Boulevard is developed with single family homes.



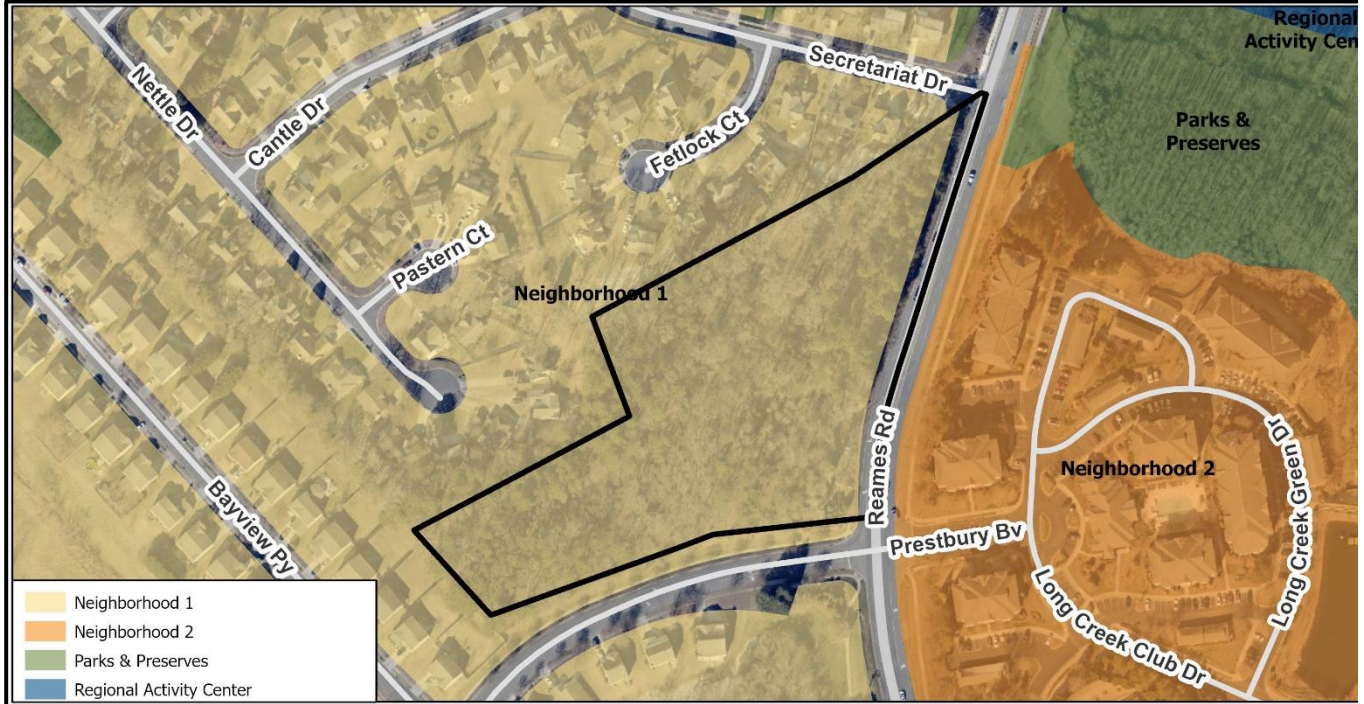
The property to the west along Bayview Parkway is developed with single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-137	Rezoned 10.44 acres to allow up to 29,600 square feet of commercial uses, a hotel with up to 125 rooms, and dedication of land for the greenway.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained, major thoroughfare, Reames Road and a City-maintained, local road Prestbury Boulevard. A Traffic Impact Study (TIS) not needed for this petition due to the site generating less than 2,500 daily trips. Site plan revisions are needed to meet ordinance requirements including, but not limited to adding a conditional note committing to restriping Reames Road for a left turn lane, coordinate with CDOT concerning the configuration of the proposed right-turn lane and bike lane and providing all standard CDOT standard conditional notes. Further details are listed below.

- **Active Projects:**

- CTP Highway Alignments: Fred D Alexander Boulevard
 - 4 lane median divided thoroughfare with curb and gutter, bike lanes and sidewalks.
 - Project is submitted for 2045 MTP but dropped in Tier I.

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-4

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 190 trips per day (based on 16 single family dwelling units).

Proposed Zoning: 175 trips per day (based on 29 single family attached dwelling units).

DEPARTMENT COMMENTS

- **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:** No outstanding issues.

- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 8 students, while development allowed with the proposed zoning may produce 6 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Hornets Nest Elementary remains at 93%.
 - Ransom Middle remains at 106%.
 - Hopewell High remains at 99%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Reames Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Reames Road. See advisory comments at www.rezoning.org
- **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:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Callout left-turn lane roadway improvements on site plan and add conditional note committing to the restriping of Reames Road for a dedicated left turn into the site in coordination with NCDOT.
2. The location of the bike lane and the proposed right-turn lane needs further coordination with CDOT.
3. A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued as needed. CDOT requests rights-of-way set at 2-feet behind back of sidewalk where feasible.
4. CDOT requests the internal street be constructed as a private street built to public street standards.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225