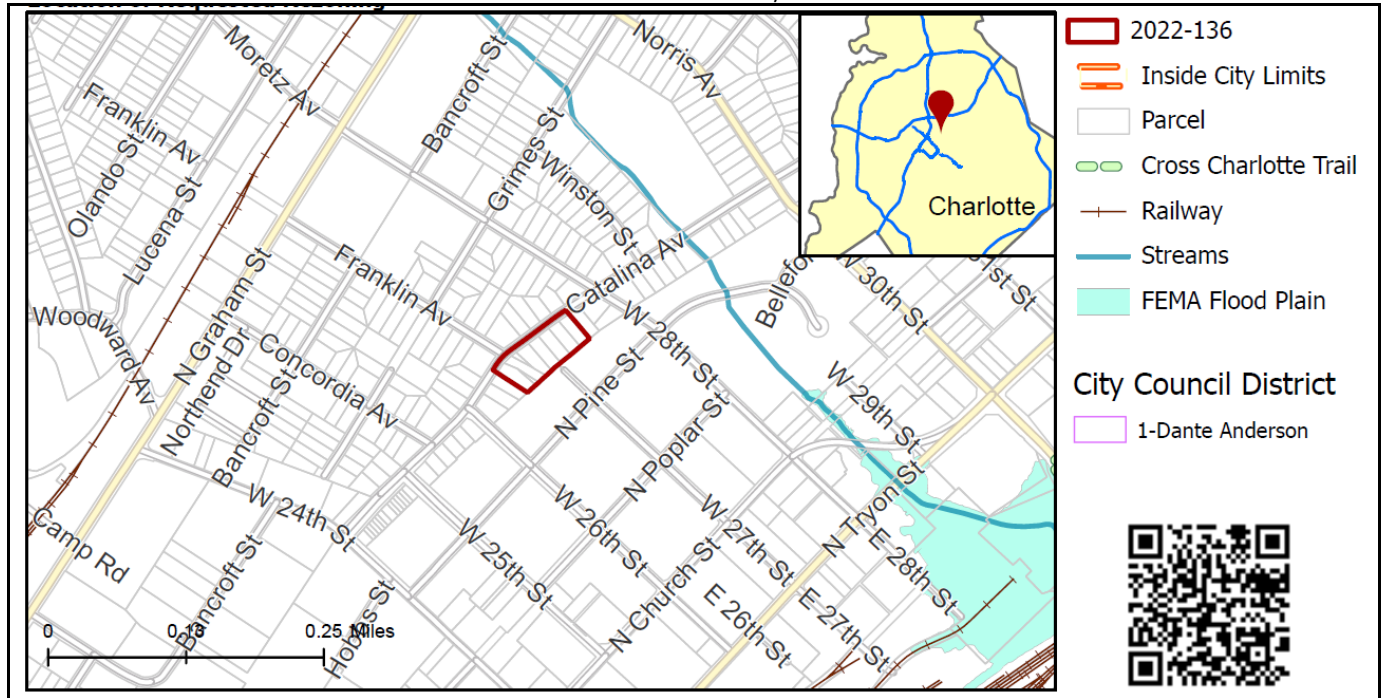


REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 1.64 acres located along the east side of Catalina Avenue, south of West 28th Street, and north of West 26th Street.



SUMMARY OF PETITION

The petition proposes to allow up to 26 multi-family units on parcels that are currently vacant.

PROPERTY OWNER

Vision Northend, LLC

PETITIONER

Vision Ventures

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

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 site and building design.

Plan Consistency

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

Rationale for Recommendation

- Located along the eastern side of Catalina Avenue, this site is situated directly along a transitional boundary between single family detached development to the north and west and denser residential development aligned with the Neighborhood 2 Place Type just to the east and south.
- The building forms proposed along Catalina Avenue will be limited to no more than 4 units per building at a maximum height of 38 feet behind a 33-foot setback. This type of residential structure is compatible with the scale of development supported in the Neighborhood 1 Place Type, which is appropriate given the Neighborhood 1 designation and uses to the north and west of the site. The plan positions denser building forms to the rear

of the site against an area zoned UR-2(CD) that is developing with multi-family units and recommended for the Neighborhood 2 Place Type.

- The proposal commits to install a Class C buffer with a fence along the site's northern and southern boundaries, screening the site from the abutting single family homes.
- Located less than a mile from the site is Camp North End, one of multiple nodes of commercial development that would service potential future residents on these parcels.
- The application of the Neighborhood 2 Place Type is appropriate here given the adjacency to Neighborhood 1 and 2 Place Types. The site is also within a half-mile walk of areas within the Neighborhood Center Place Type along significant transportation corridors, North Tryon Street and North Graham Street.
- 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 to Neighborhood 2 for the site.

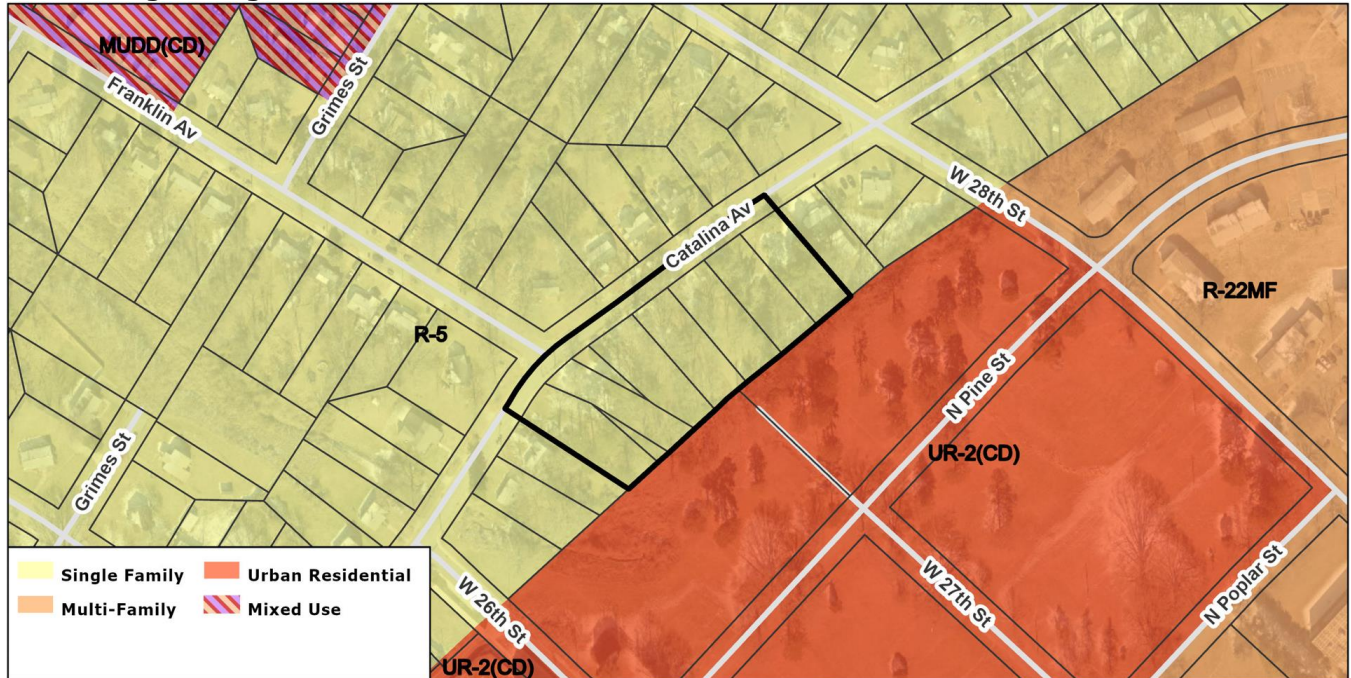
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

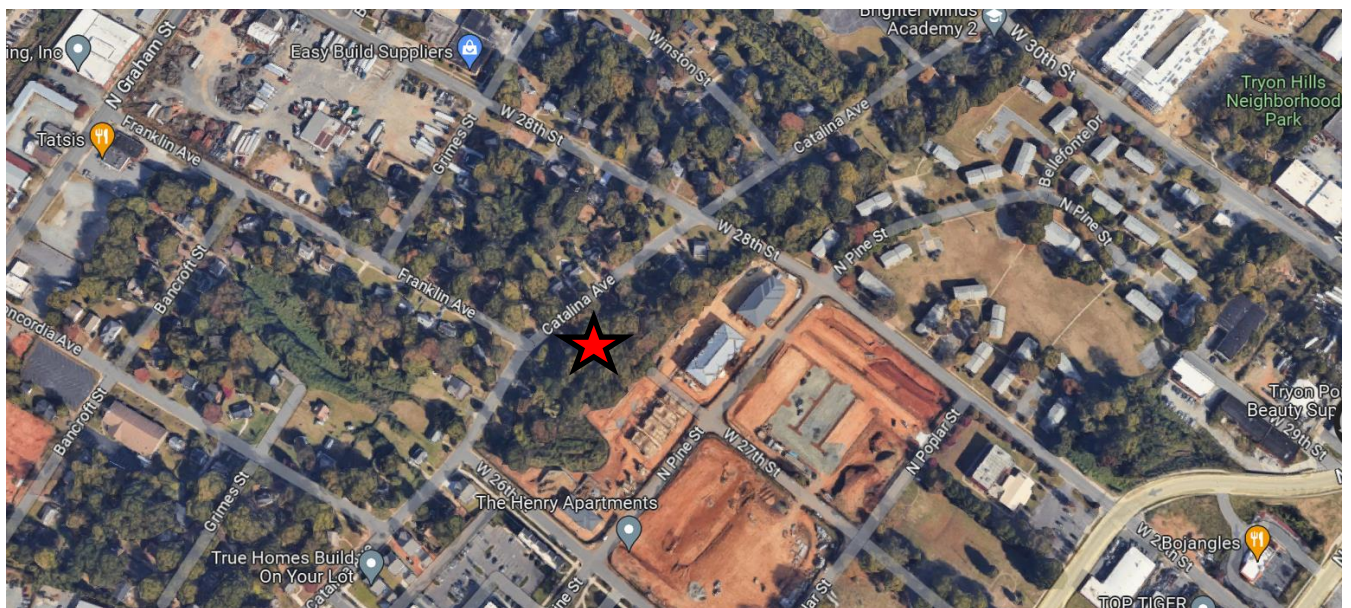
- Proposes up to 26 single family attached units.
- Buildings with frontage along Catalina Avenue may have no more than 4 units per building at a maximum height of 38'. Buildings to the rear of the site may be no more than 150' in length and 46' in height with a maximum of 7 units per building.
- Commits to install a 12' Class C buffer with a 6' screening fence on the northern and southern property boundaries.
- Provides 8 internally located visitor spaces and 10 on-street parking spaces on Catalina Avenue.
- Access to the site will be provided via two driveways along Catalina Avenue.
- Commits to provide an 8' planting strip and 8' sidewalk along Catalina Avenue. A 5' sidewalk will also be provided along the internal private alley.
- Provides a 33' setback and 10' rear yard.
- Commits to capping and shielding all new lighting and limiting freestanding fixtures to 15'.
- Proposes a minimum of 400 square feet of private open space for each unit.
- Provides architectural standards related to garages for each unit, pitched roofs, usable porches, blank wall expanse limitations, primary building materials, screened HVAC units, and screened solid waste facilities.

- Existing Zoning**



- The site is currently zoned R-5 and is in an area with R-5, UR-2, R-22MF, and MUDD zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
R-5 (single family residential)	N1-C (neighborhood 1, C)	Neighborhood 1



- The subject site is denoted with a red star and is in an area with single family residential, multi-family residential, industrial, commercial, and office uses.



- North and west of this site are single family homes.



- East of the site is a multi-family development currently under construction (rezoning petition 2021-018).



- South of the site are single family homes as well as the multi-family development currently under construction (rezoning petition 2021-018).

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-041	Rezoned 12.67 acres from R-5, R-22MF, and I-1 to UR-2(CD).	Approved
2021-018	Rezoned 10.81 acres from R-22MF to UR-2(CD).	Approved
2021-275	Rezoned 7.54 acres from I-2 and R-5 to MUDD(CD).	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1.

- **TRANSPORTATION SUMMARY**

- The site is located on the east side of Catalina Avenue, a City-maintained local street south of West 28th Street, a City-maintained major collector. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. The petitioner is committing to constructing 8 foot planting strip and 8 foot sidewalks along Catalina Avenue. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - There are no active projects near the site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (the site is vacant).
 - Entitlement: 100 trips per day (based on 8 single family dwelling units).
 - Proposed Zoning: 150 trips per day (based on 26 single family attached units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 4 students, while development allowed with the proposed zoning may produce 2 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Druid Hills Pre-K through 8th at 74%.
 - West Charlotte High at 98%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Catalina Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Catalina Avenue. No outstanding issues.
- **Erosion Control:** 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.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUESSite and Building Design

1. Revise the site plan so that no structures are located in the setback.
2. Relocate the proposed screened solid waste and recycling area so that it is not within the rear yard or 5' of the property to the rear.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902