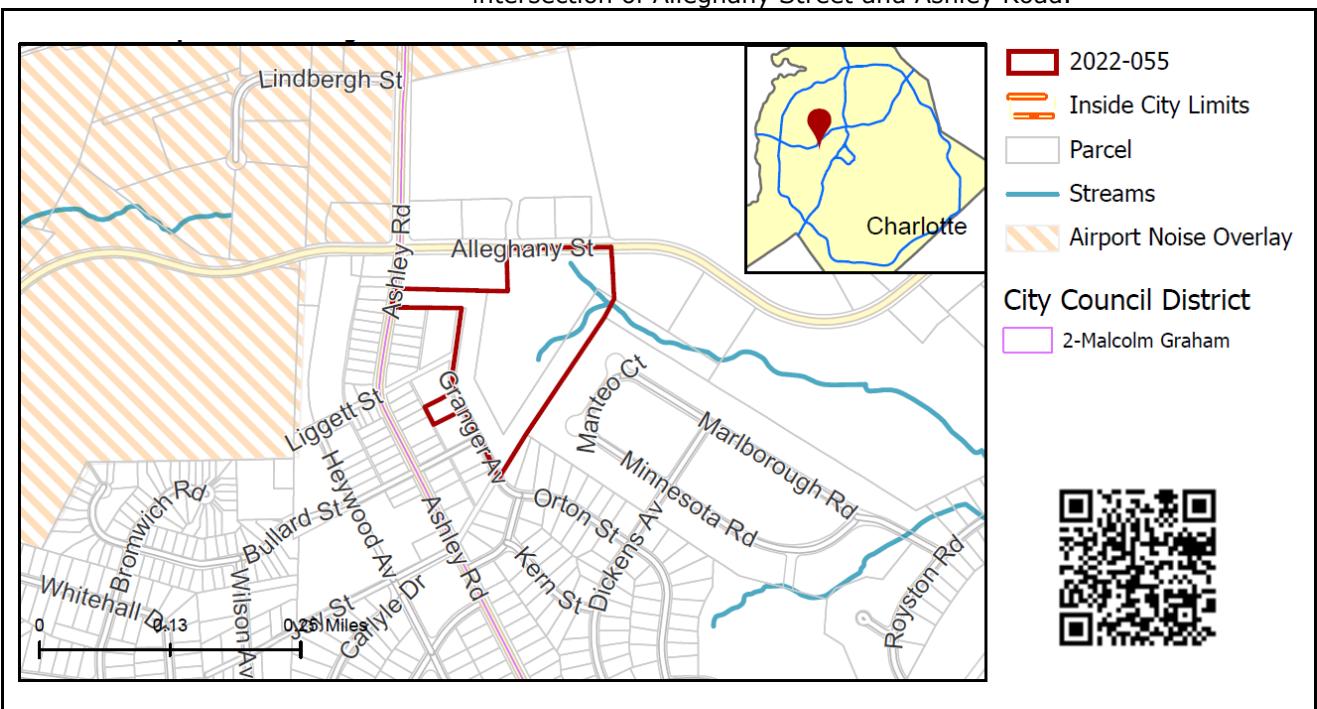


REQUEST

Current Zoning: B-D(CD), INST, R-17MF (business distributive, conditional, institutional, multifamily residential)
Proposed Zoning: R-22MF(CD) (multifamily residential, conditional)

LOCATION

Approximately 13 acres located in the southeastern quadrant of the intersection of Alleghany Street and Ashley Road.



SUMMARY OF PETITION

The petition proposes to allow up to 220 multifamily residential dwelling units and 5 single family attached dwelling units at a density of 17.3 dwelling units per acre (DUA) on vacant land near the Ashley Park neighborhood.

PROPERTY OWNER

MW Group PropCo LLC, Laurance Realty Associates LLC

PETITIONER

Elmington Capital Group

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Commercial place type for this site.

Rationale for Recommendation

- The proposed multifamily and single family attached residential uses are an appropriate transition from single family detached residential to the south and west and the commercial and institutional uses to the north.
- The proposed development will provide more housing options on the edge of a neighborhood of predominately single family detached dwellings.

- The site is in close proximity to CATS bus stops, retail, public schools, and will have a direct trail connection to Camp Greene Park.
- The petition proposes to extend and construct to streets to city standards while providing an 8' buffered bike lane, 8' planting strip, and 8' sidewalk along the site's Alleghany St frontage.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 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 Commercial Place Type to Neighborhood 2 Place Type for the site.

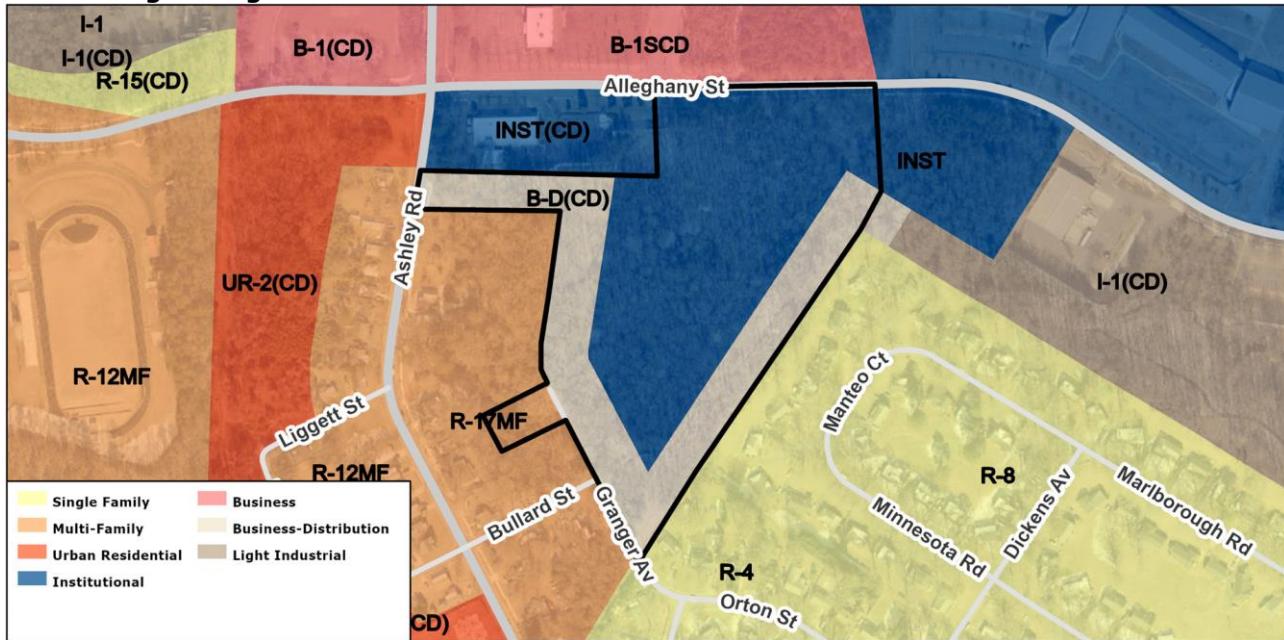
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes 220 multifamily residential units and 5 single family attached residential units at a density of 17.3 DUA.
- Limits building height to 65' for multifamily buildings and 50' for single family attached buildings.
- Commits to architectural standards including pitched roofs, usable porches and stoops, and blank wall limitations.
- Commits to providing a minimum of 10,000 square feet of outdoor amenity areas.
- Agrees to provide a minimum of four of the following amenities: community room, computer/business center, exercise room, picnic area, outdoor seating areas, and playground / tot-lot.
- Confirms preservation of the trail connection between Ashley Rd and Camp Greene Park.
- Proposes to extend and construct Granger Avenue and Liggett Street to public street standards.
- Commits to construction of an 8' buffered bike lane, 8' planting strip, and 8' sidewalk along the site's Alleghany St frontage.
- Limits all freestanding light fixtures greater in 21' in height to fully capped, shielded, and downwardly directed.
- Commits to providing a 50' Class C buffer, reduced to 37.5' with fencing, along the eastern property boundary where adjacent to lower density residential dwellings.

- Existing Zoning and Land Use



The narrow band of property along the southern boundary was rezoned to B-D(CD) via petition 1990-024 as part of a much larger rezoning. The site is surrounded by a mix of uses including single family residential, both attached and detached, as well as institutional and commercial.

Existing Zoning	Translated Zoning	Recommended Place Type
INST (institutional) R-17MF (multifamily residential) B-D(CD) (distributive business, conditional)	IC-1 (institutional campus) N2-B (neighborhood 2) B-D(CD) (distributive business, conditional)	Commercial



The site, marked by a red star, is situated near a mix of uses including single family residential, commercial, and institutional.



Streetview of a Central Piedmont Community College training center is located just north of the site along Alleghany St.

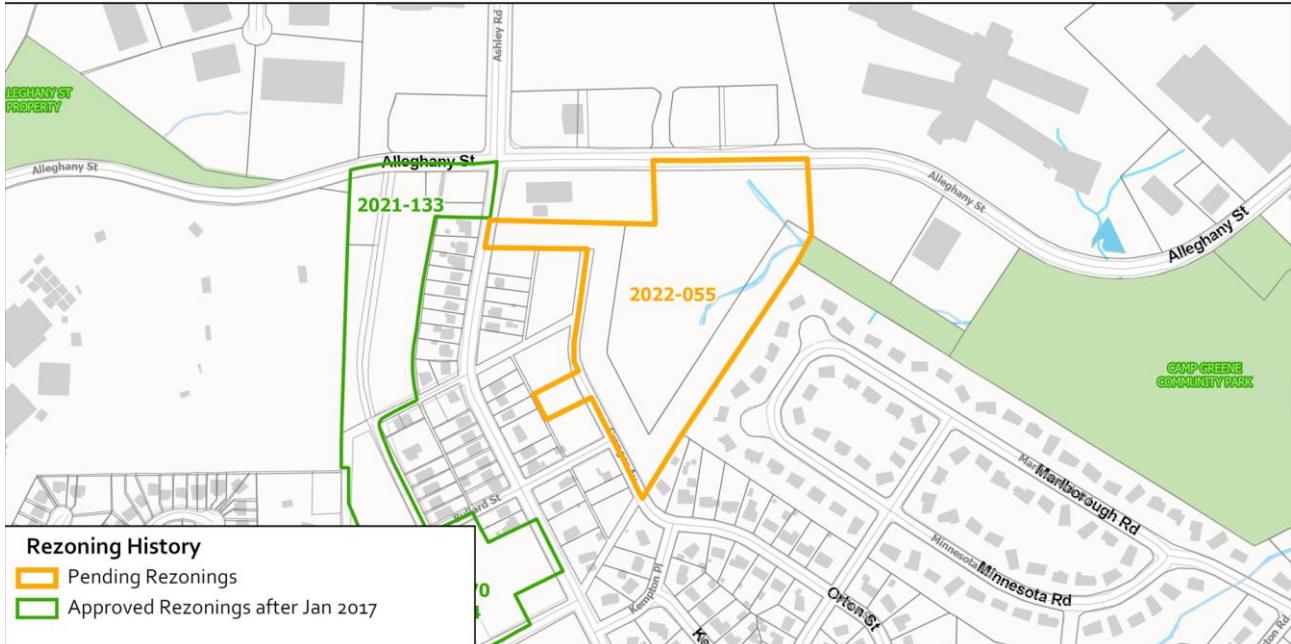


Streetview of duplexes to the east of the site along Minnesota Rd.



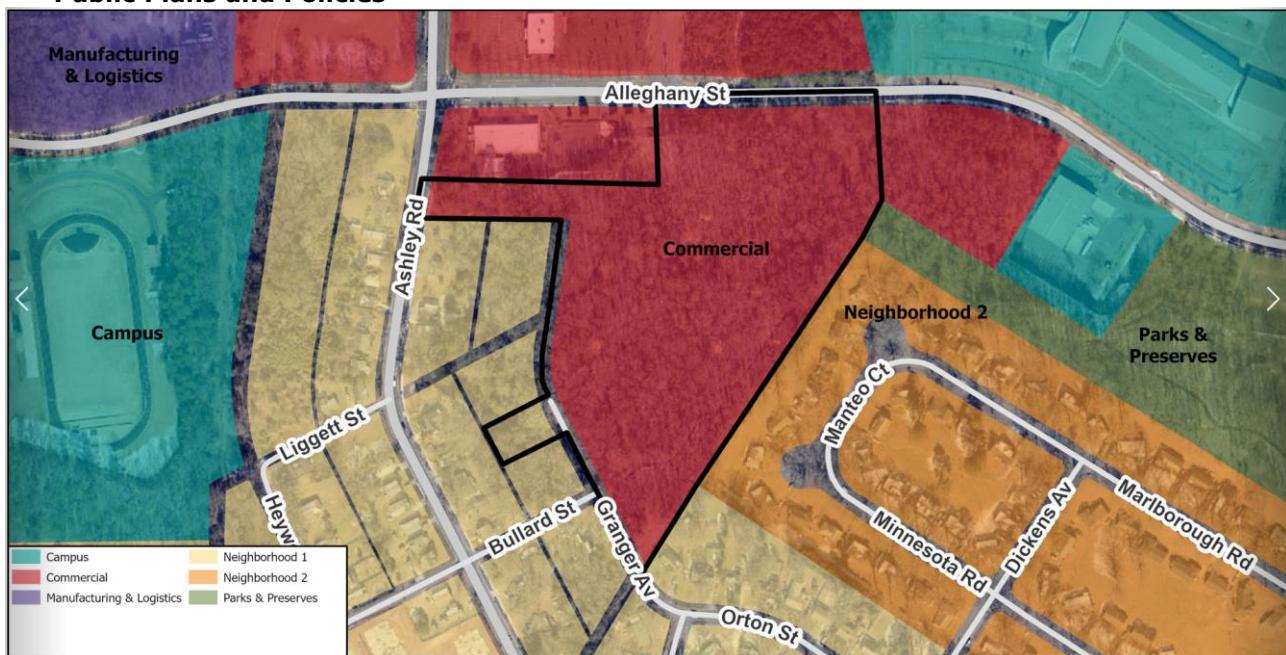
Streetview of single family detached residences to the south and west of the site along Ashley Rd.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-133	Petition to allow up to 107 single family attached dwellings at a density of 16.29 DUA.	Approved

- **Public Plans and Policies**



- The *2040 Policy Map* (2022) recommends the Commercial Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on Alleghany Street, a City-maintained minor thoroughfare, and Granger Street, a City-maintained local street. In accordance with City Ordinances and Charlotte WALKS Policy, the petitioner has committed to provide an internal public and private street and pedestrian network with connectivity to the surrounding street and pedestrian network. Additionally, in accordance with Charlotte BIKEs Policy, the petitioner has committed to provide bicycle facilities along the site's frontage of Alleghany Street. CDOT Has not outstanding issues.

- **Active Projects:**

- Alleghany Avenue Pedestrian and Bike Improvements
 - This project will provide sidewalk on north side of Alleghany Avenue with pavement restriping to provide bike lanes from Wilkinson Boulevard to Ashley Road.
 - Currently in construction with a completion date scheduled for late 2022.
 - Project manager: Brooke Gaines

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 140 trips per day (based on 48,000 SF warehouse and 5 multifamily dwellings).

Proposed Zoning: 1,045 trips per day (based on 220 multifamily dwellings and 5 single family attached dwellings).

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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **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 5 students, while the development allowed under the proposed zoning may produce 42 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 37.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Ashley Park K-8 from 97% to 103%
 - West Charlotte High from 98% to 99%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Alleghany St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located in the parcel. See advisory comments at www.rezoning.org
- **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:** See Outstanding Issues, Note 1.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. The site plan currently shows a 10' trail easement from Camp Greene Park to Alleghany Street. Mecklenburg County requests a minimum 100' wide easement for this connection. The plans also note a connection between the park property and Ashley Street but none is shown on the site plan. Contact Mecklenburg County to coordinate the trail alignment and connection.

ADDRESSED

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

Planner: Joe Mangum (704) 353-1908