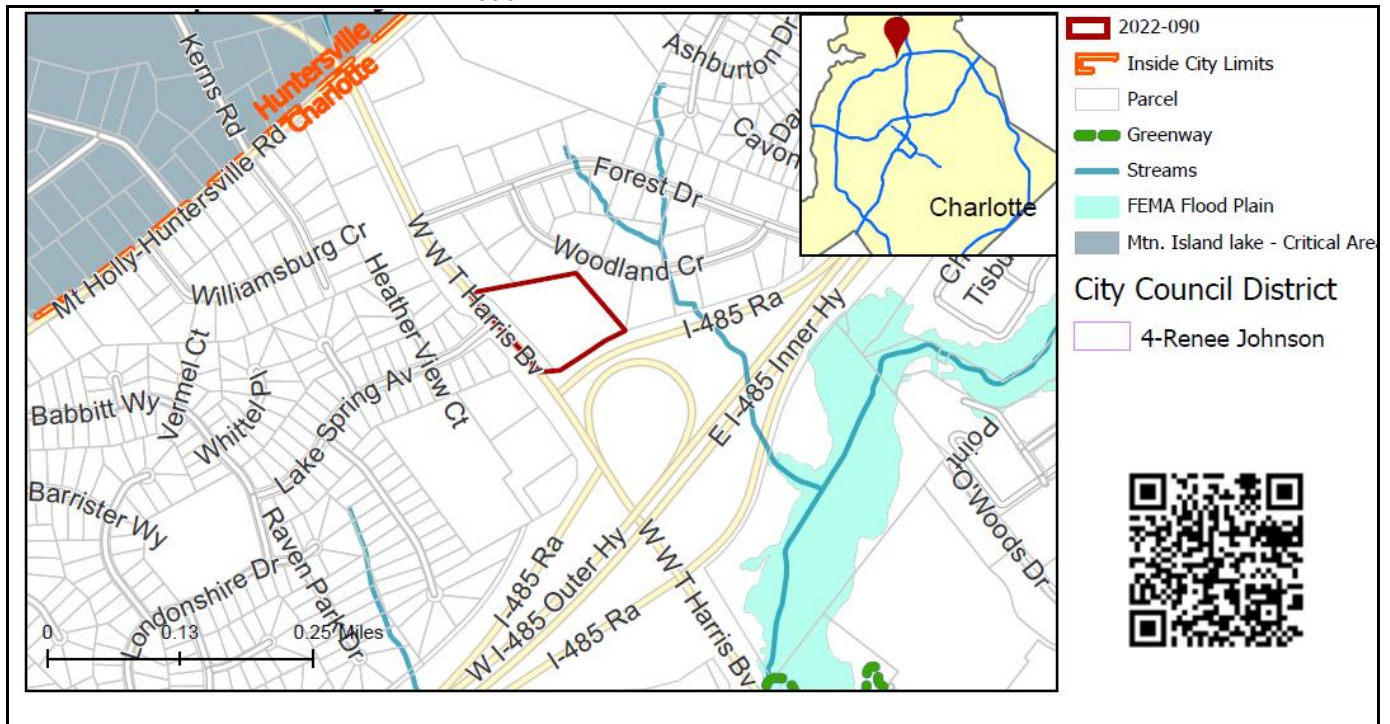


REQUEST

Current Zoning: R-17MF(CD) (multi-family residential, conditional)
Proposed Zoning: R-22MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 4.2 acres located on the east side of West W.T. Harris Boulevard, north of Interstate 485, and south of Mt. Holly-Huntersville Road.



SUMMARY OF PETITION

The petition proposes to allow up to 92 multi-family residential units on a vacant parcel previously rezoned via petition 2019-184 to permit up to 71 age restricted multi-family units in a single building.

PROPERTY OWNER

June M and Sylvia M Greene

PETITIONER

Harris and Rocky LLC

AGENT/REPRESENTATIVE

Russell Fergusson

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 the petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Neighborhood 2.

Rationale for Recommendation

- The petition proposes multi-family residential uses at approximately 22 units per acre, which is consistent with the Neighborhood 2 place type.
- The petition adds to the variety of housing options in the area.
- The petition is compatible with the existing Neighborhood and the Commercial place type uses adjacent to the site.
- The petition's commitment to a 12-foot multi-use path and an eight-foot planting strip along West W.T. Harris Boulevard helps to create a more

pedestrian friendly environment, which is envisioned as a characteristic of the Neighborhood 2 place type.

- The typical building height within the Neighborhood 2 place type is no more than five stories. The petition limits building height to 50 feet.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

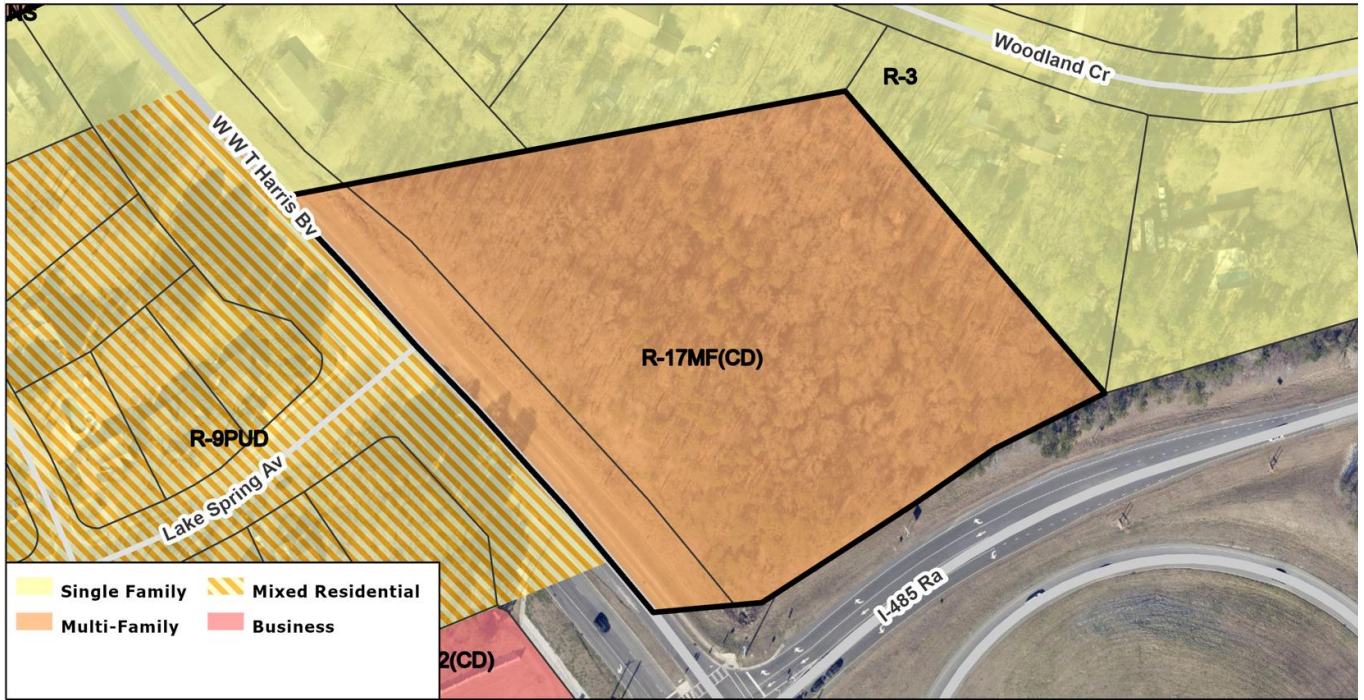
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

1. Up to 92 multi-family residential units together with accessory uses as allowed in the R-22MF zoning district.
2. Limits building height to 50 feet **in a single building.**
3. **Adds note stating side and rear yards will be provided by the ordinance and as generally depicted on the rezoning plan. Along the northern property line a 40-foot side yard will be provided as indicated on the proposed site plan. Building height, not to exceed 50 feet, will be provided per the ordinance requirements.**
4. Proposes the following transportation improvements:
 5. Proposes access from West W.T. Harris Boulevard.
 6. Limits access to a right-in/right-out only with median.
 7. Provides a right-turn lane at the site entrance with 100 feet of storage.
 8. Provides a 100-foot driveway stem measured from the proposed right-of-way.
 9. Commits to a 12-foot multi-use path and an eight (8) foot planting strip along West W.T. Harris Boulevard.
 10. **Notes all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.**
11. Proposes the following design standards:
 12. Proposes the following combination of building materials: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood.
 13. Prohibits vinyl siding (but not vinyl handrails, windows, or door trim) and concrete masonry units not architecturally finished.
 14. Proposes all principal and accessory buildings abutting West W.T. Harris Boulevard and the internal public street comprise a minimum of 20% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other approved material.
 15. Proposes presentation of building front or side façade to West W.T. Harris Boulevard.
 16. Prohibits placement of parking lots between any residential building and West W.T. Harris Boulevard.
 17. Proposes building design via vertical bays or articulated façade features; recognizable architectural base; and avoiding expanses of blank walls greater than 20 feet in all directions.
18. Proposes a 28-foot Class C buffer along the north and east property lines.
19. Illustrates possible tree save areas and 30-foot SWIM/post construction buffer.
20. Illustrates amenity/common open space areas. Notes open space areas will be improved with landscaping, seating areas, hardscape elements and shade structures.

• Existing Zoning



- The site is currently vacant and is primarily surrounded by single family residential neighborhoods and a retail use on properties zoned R-3, R-9PUD, and B-2(CD). Interstate 485 bounds the property to the south.
- The subject parcel was rezoned from R-3 to R-17MF(CD) via petition 2019-184, to allow up to 71 age restricted multi-family residential dwelling units in one principal building.

Existing Zoning	Translated Zoning	Recommended Place Type
R-17MF(CD) (multi-family residential, conditional)	Conditional zoning districts do not translate.	N2 (Neighborhood 2)



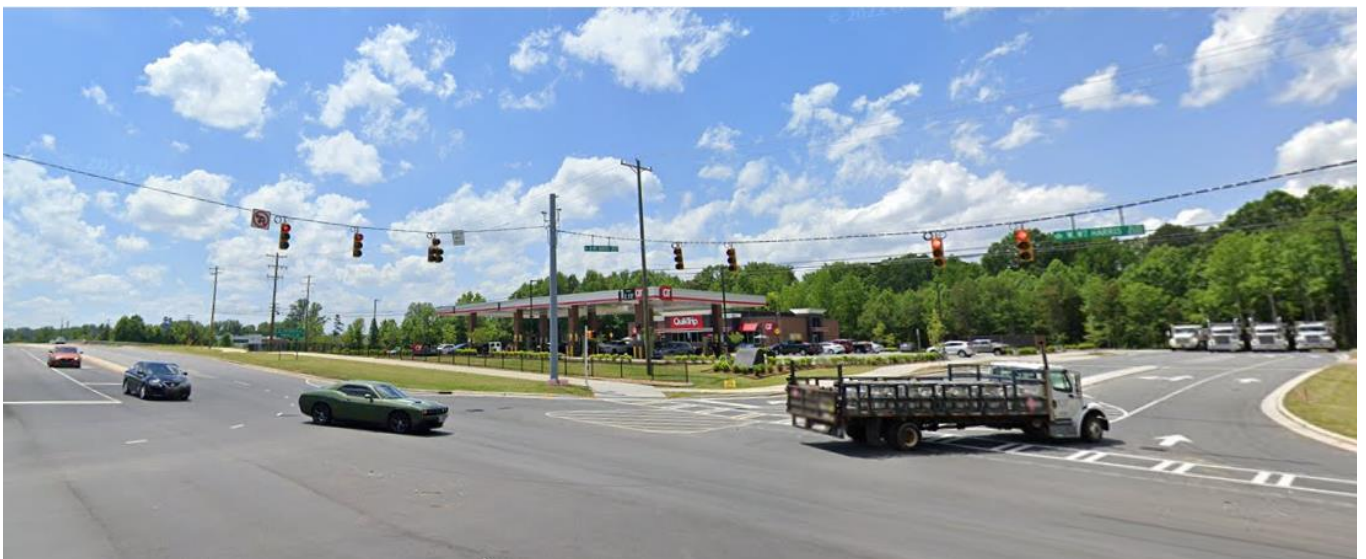
The rezoning site is currently vacant.



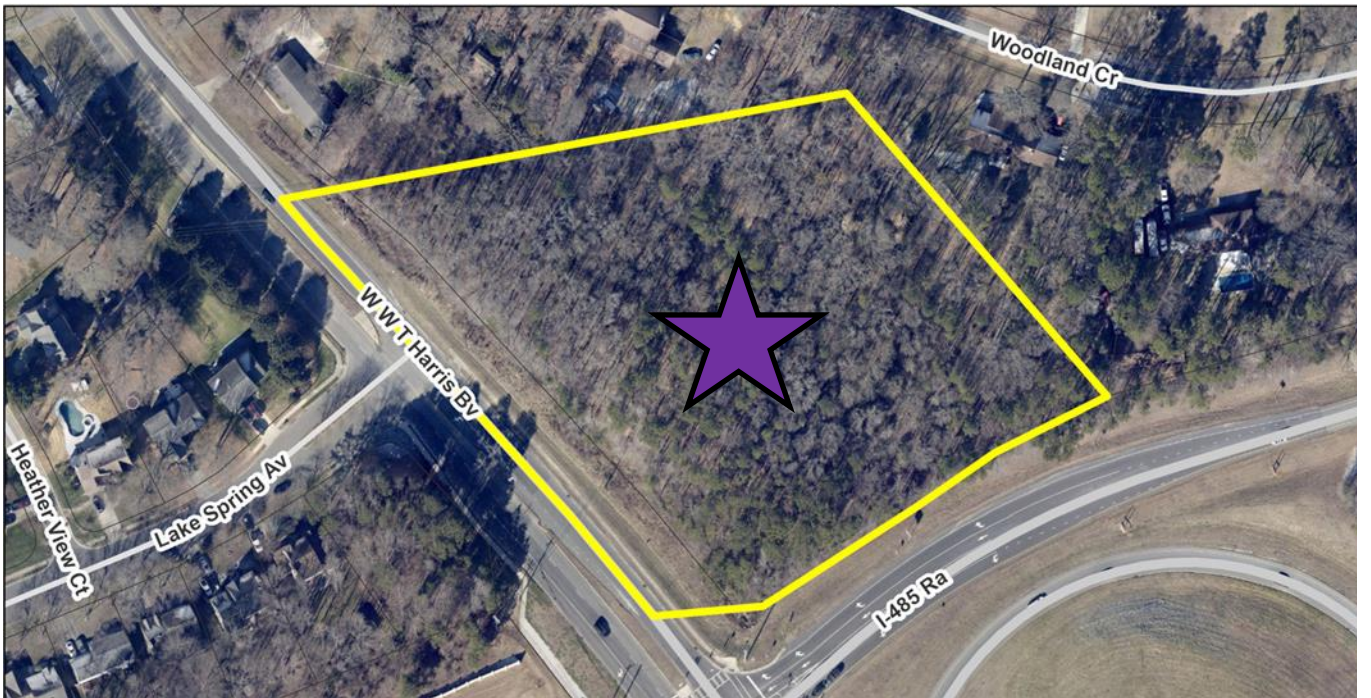
North and east are single family homes.



West are single family homes.

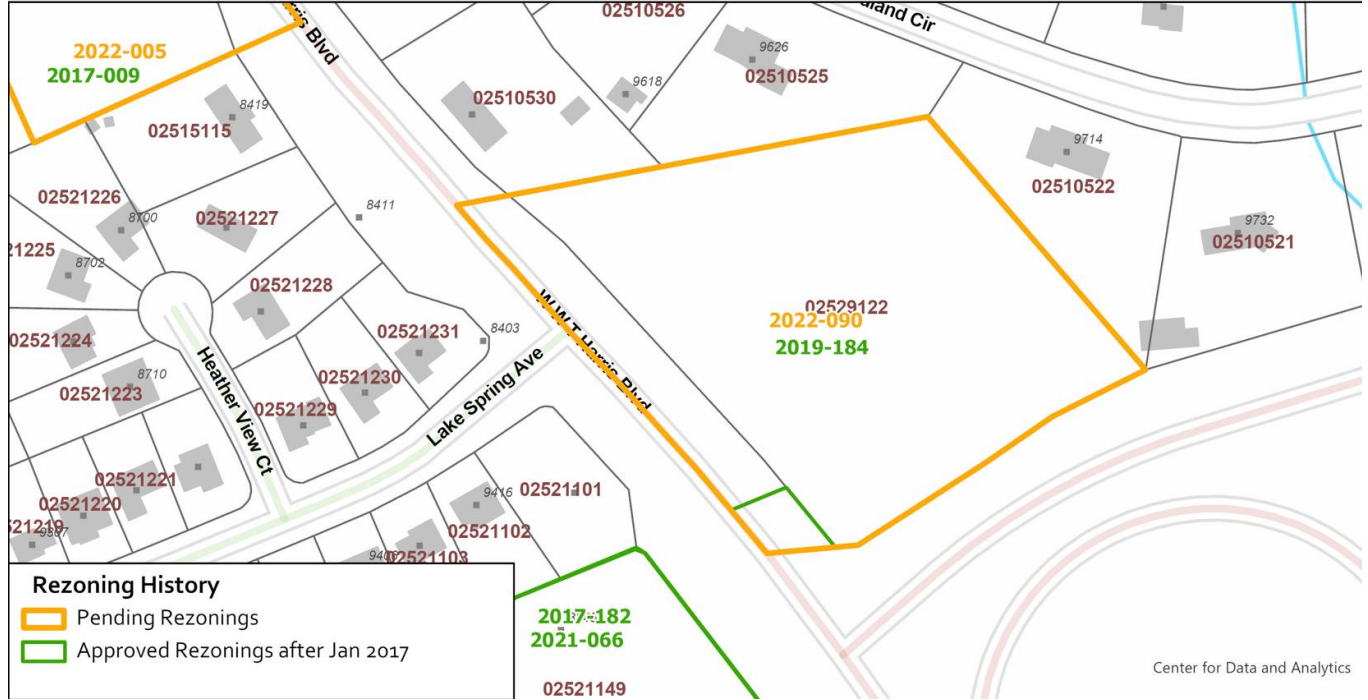


South are a QuickTrip (above) and Interstate 485 (below).



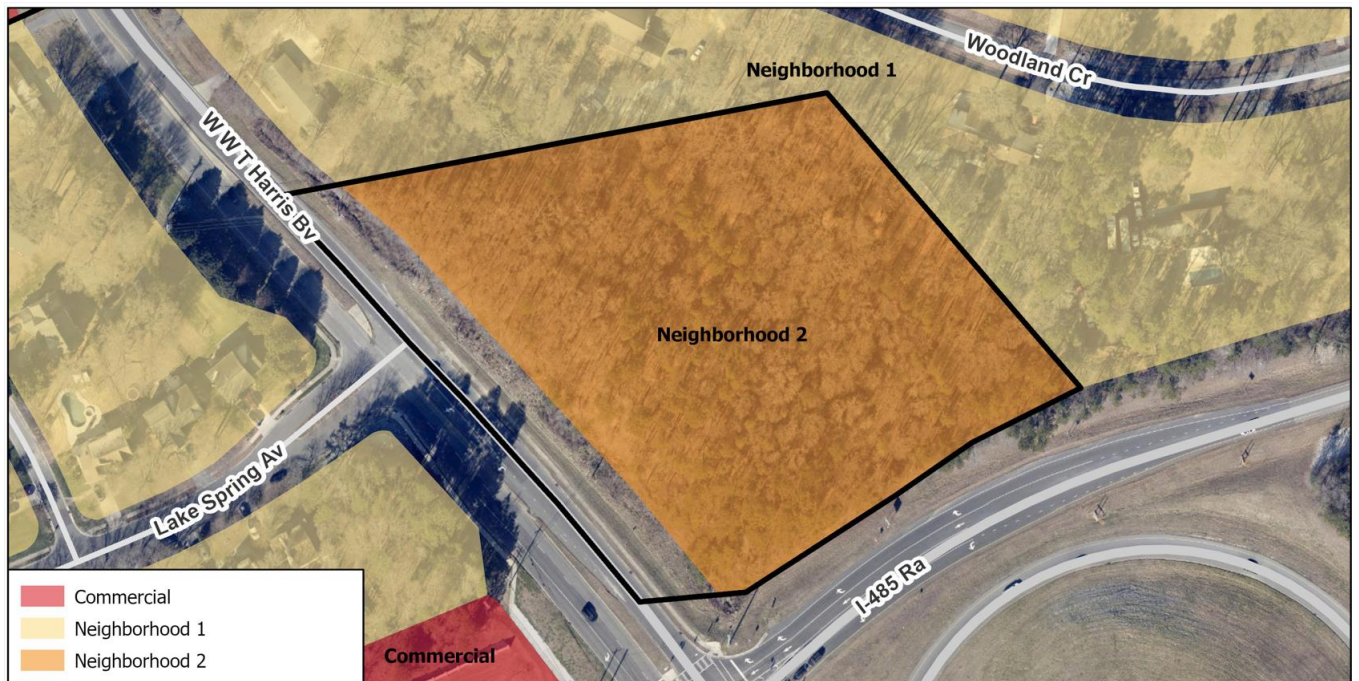
The rezoning site (denoted by purple star) is currently vacant and surrounded by single family neighborhoods, with a retail use and Interstate 485 to the south.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2022-005	Rezoned 2.97 acres to allow 20,000 square feet of uses as allowed in the NS district by right and under prescribed conditions.	Pending
2021-066	B-2(CD) site plan amendment for 1.74 acres to allow up to 6,000 sq ft of nonresidential uses.	Approved
2017-182	Rezoned 11.96 acres to allow development of a QuikTrip gas station and other commercial uses including eating/drinking/entertainment establishments (EDEEs), retail, offices, medical offices, indoor pet services, personal services, financial institutions and climate controlled self-storage.	Approved
2017-009	Rezoned 2.97 acres to allow up to 75 age-restricted multi-family units.	Approved

Public Plans and Policies



The 2040 Policy Map (2022) recommends the Neighborhood 2 place type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located on the north side of WT Harris Boulevard, a State-maintained major throughfare west of the I-485 off ramp, State-maintained ramp. A Traffic Impact Study (TIS) is not needed for this site. CDOT has coordinated with the petitioner to construct an 8-foot planting strip and a 12-foot multi-use path along WT Harris Boulevard along with a dedicated right turn lane into the site, The petitioner has also committed to the constructing the site access as a restricted right-in right out access point. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - ~~See Outstanding Issues, Notes 1-2.~~ **Addressed**
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 230 trips per day (based on 71 age restricted multi-family units).
 - Proposed Zoning: 395 trips per day (based on 92 multi-family units).

- **DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** 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 0 students, while development allowed with the proposed zoning may produce 11 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Long Creek Elementary from 92% to 93%
 - Francis Bradley Middle remains at 108%
 - Hopewell High remains at 99%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along West WT Harris Blvd. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing 8-inch gravity sewer mains located along West WT Harris Blvd. 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:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

- **OUTSTANDING ISSUES**

- Transportation

- ~~1. Label and dimension curb and gutter on the site plan.~~ **Addressed**
 - ~~2. A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes. Remove existing conditional note 3D.~~ **Addressed**
- D. ALL REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO WORK WITH CDOT TO ALLOW A BOND TO BE POST FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

- Site and Building Design

- ~~3. Increased yards will need to be provided per the ordinance for the increased height abutting single family residential zoning.~~ **Addressed**
- ~~4. Development Note D.1. proposes two principal buildings, but one building is illustrated on the site plan. Please ensure information is consistent.~~ **Addressed**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Claire Lyte-Graham (704) 336-3782