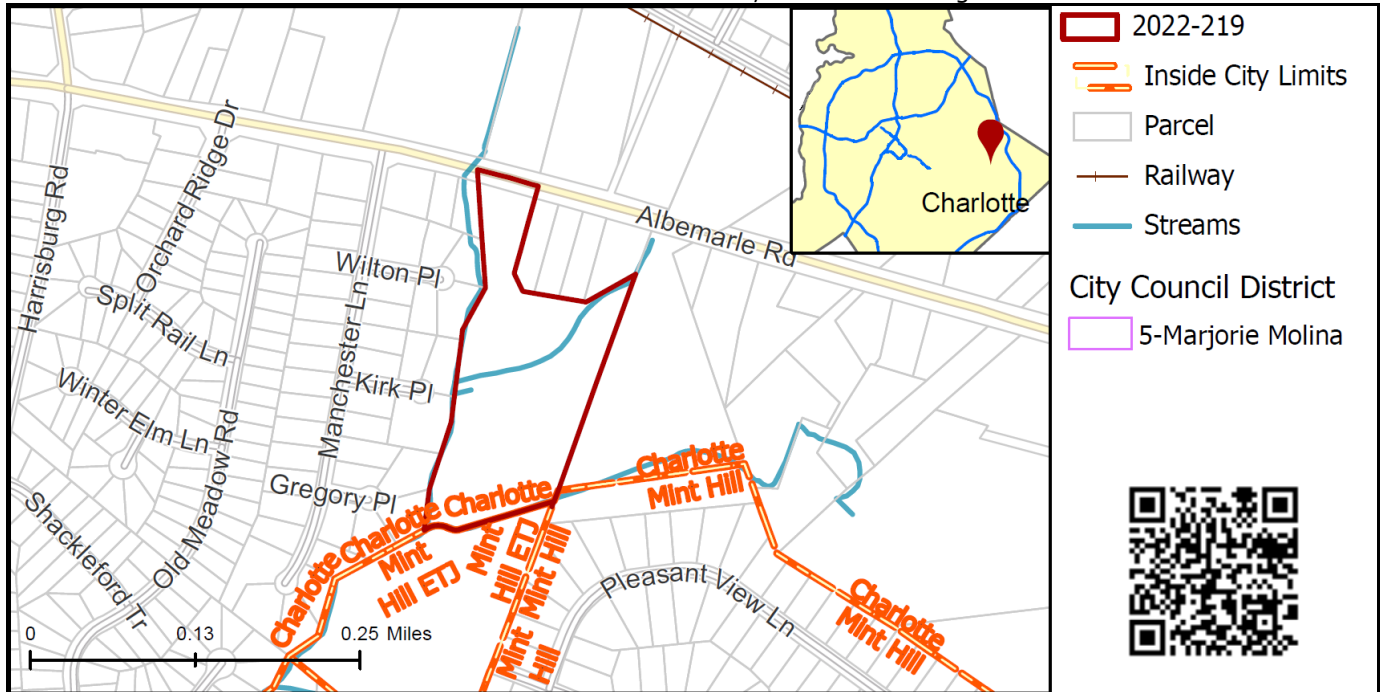


REQUEST

Current Zoning: CG (general commercial) and N1-A (neighborhood 1)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 13.02 acres located on the south side of Albemarle Road, east of Manchester Lane, and west of Wilgrove-Mint Hill Road.



SUMMARY OF PETITION

The petition proposes to develop the parcel in east Charlotte, with up to 60 single family attached dwelling units accessed off private alleyways connecting to a new public street through the site.

PROPERTY OWNER

Maryann Allred

PETITIONER

Scott Allred

AGENT/REPRESENTATIVE

Paul Pennell / Urban Design Partners

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition provides additional housing types and options to the area.
- The petition limits the total number of units to 60, a density of 4.6 units per acre.
- Despite being inconsistent with the recommended place type, the proposed low density, attached residential design provides a compatible transition from the adjacent single family residential west of the site to the commercial uses to the east.

- There are existing wetlands and an existing pond on the site. The lower density and attached dwelling unit building design allow for preservation of those environmental features.
- The proposal constructs a new public street stubbed to the rezoning boundary to facilitate future connectivity.
- All the units are accessed from private alleys so that no units have individual driveways onto the new public street.
- The site is accessed from Albemarle Road a major thoroughfare.
- The petition constructs an 8 ft planting strip and 12 ft multi-use path along the Albemarle Road frontage.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility

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.

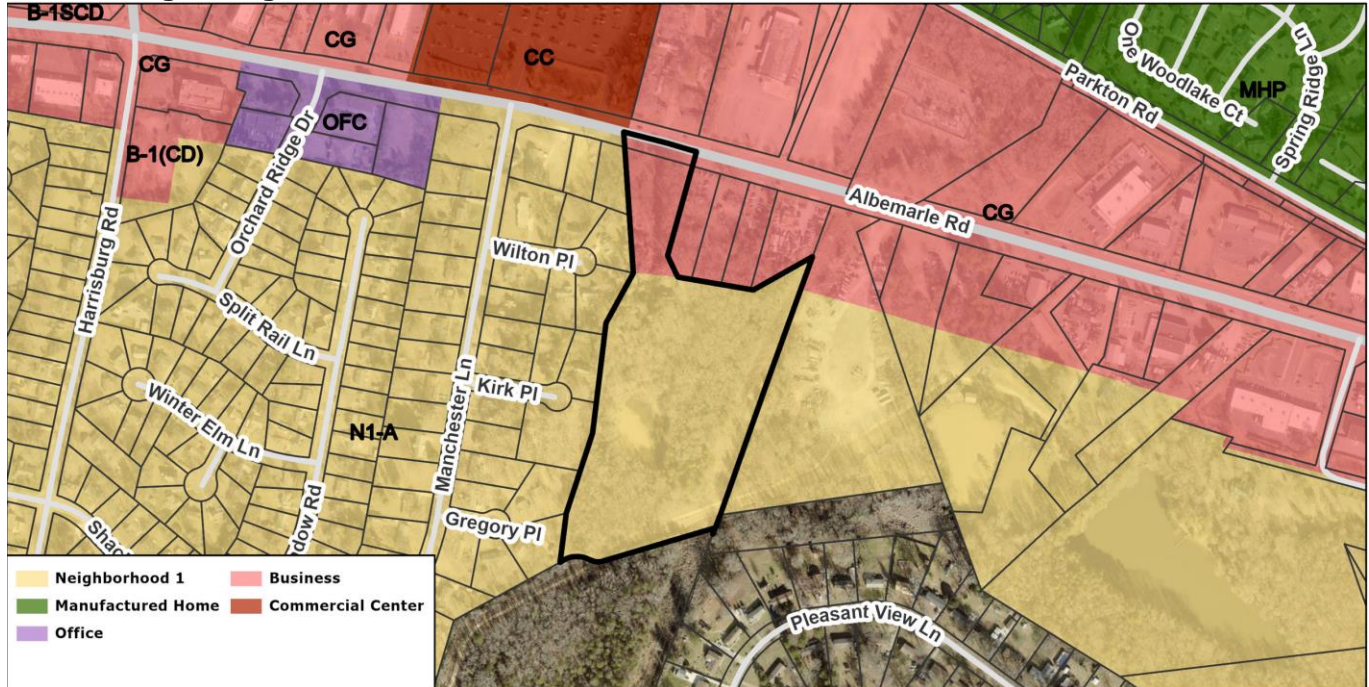
PLANNING STAFF REVIEW

• Proposed Request Details

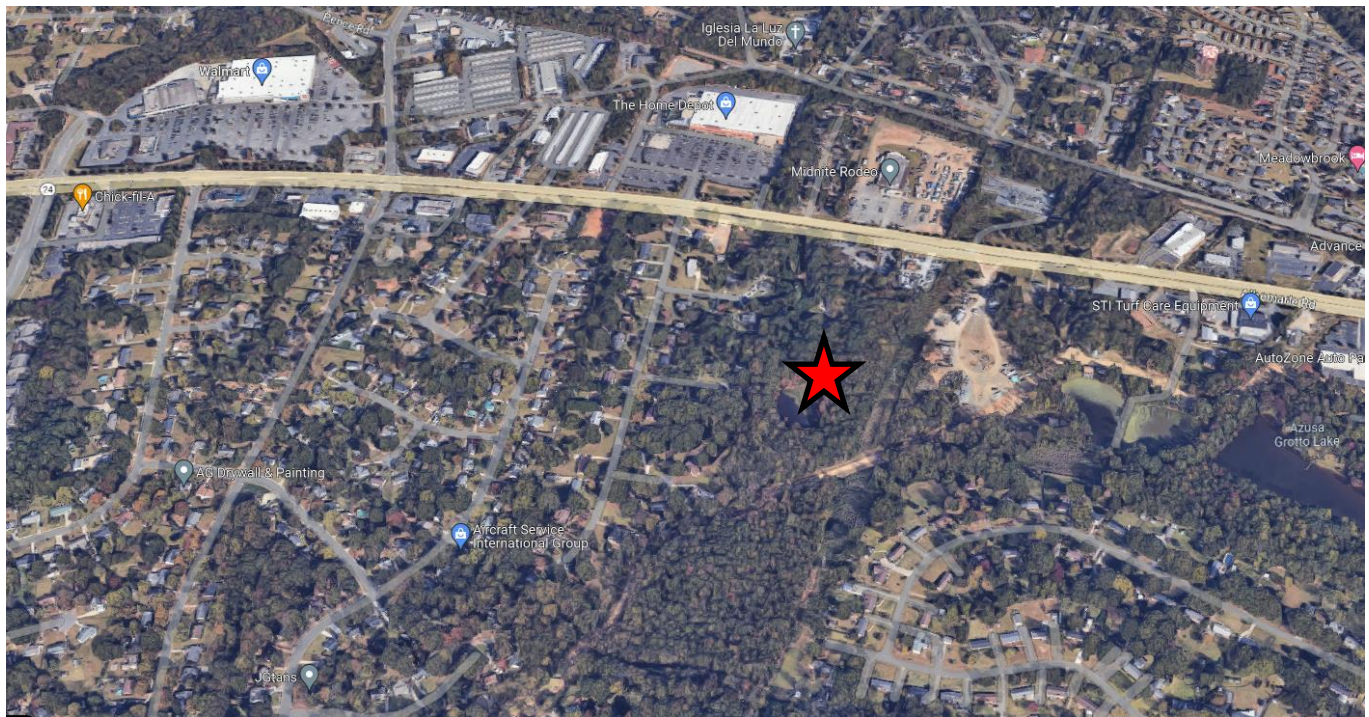
The site plan accompanying this petition contains the following provisions:

- Up to 60 single family attached dwelling units.
- Vehicular access to individual units via private alleys connecting to a new public street through the site.
- Constructs a new public street with planting strips and sidewalks from Albemarle Rd to the southern edge of the rezoning boundary.
- Constructs an 8 ft planting strip and 12 ft sidewalk along the site frontage of Albemarle Rd.
- Proposes to provide 30% open space to account in part for existing wetlands, stream buffers and pond depicted on the site plan.
- Provides Ordinance required buffers of 50 ft width, reduced to 37.5 ft with the inclusion of a fence as allowed by the Ordinance adjacent to single family zoning and uses.
- Commits to architectural standards related to exterior building materials, expanses of blank walls, residential entrances facing streets and raised entrances when adjacent to public streets.
- Limits height of detached lighting, except street lights, to 20 ft.

- **Existing Zoning**



- The site is currently split zoned which the northern portion along Albemarle Rd being CG and the rear N1-A. There is a mix of zoning in the area with office and commercial zoning along the Albemarle Rd corridor and N1-A zoning off Harrisburg Rd and Manchester Ln. East of the site are additional split zoned parcels with CG along the road frontage and N1-A to the rear.



The site, indicated by the red star above, is in an area with a mix of uses. Commercial, personal service and office uses are the predominate uses along the Albemarle Rd corridor. Single family residential uses are primarily located west, south and southeast of the site.



The site is currently developed with 1 single family detached home setback into the wooded parcel.



North of the site, across Albemarle Rd is a single family home and manufactured home park.



East of the site is an automotive dealership.

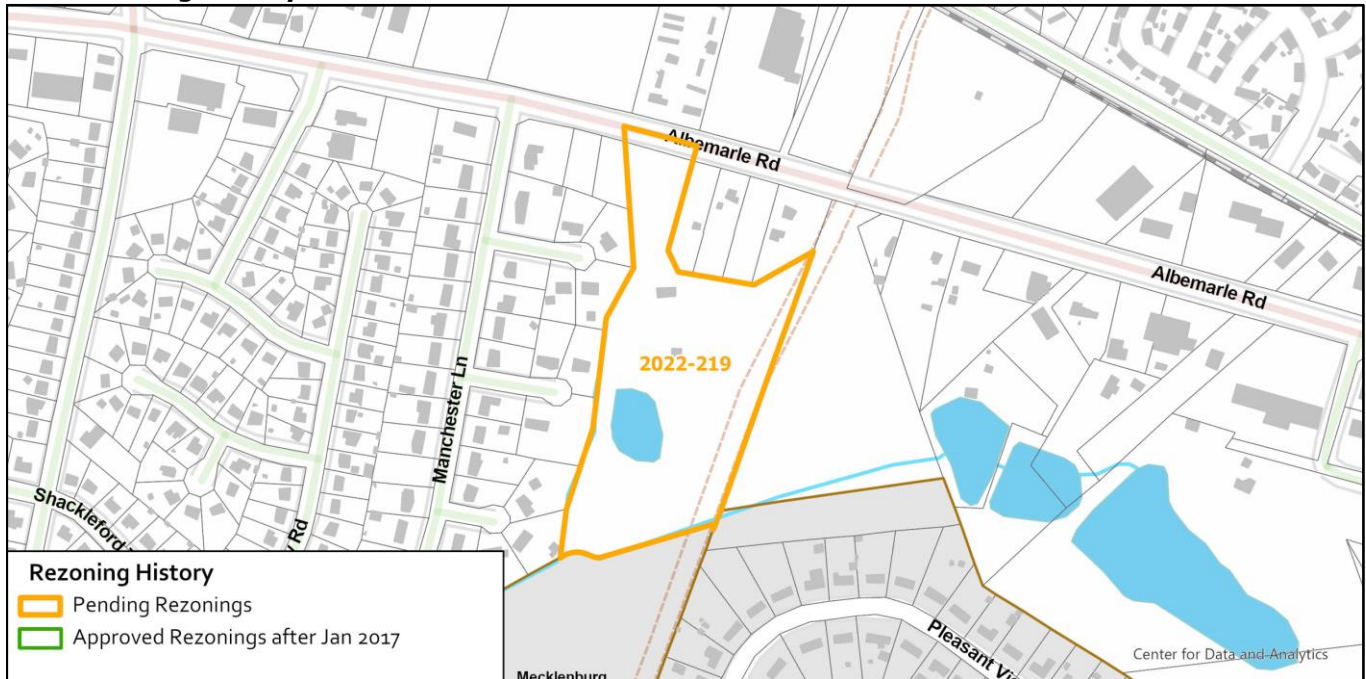


South of the site is an additional 13.60 acre portion of the subject parcel located in Mint Hill jurisdiction.



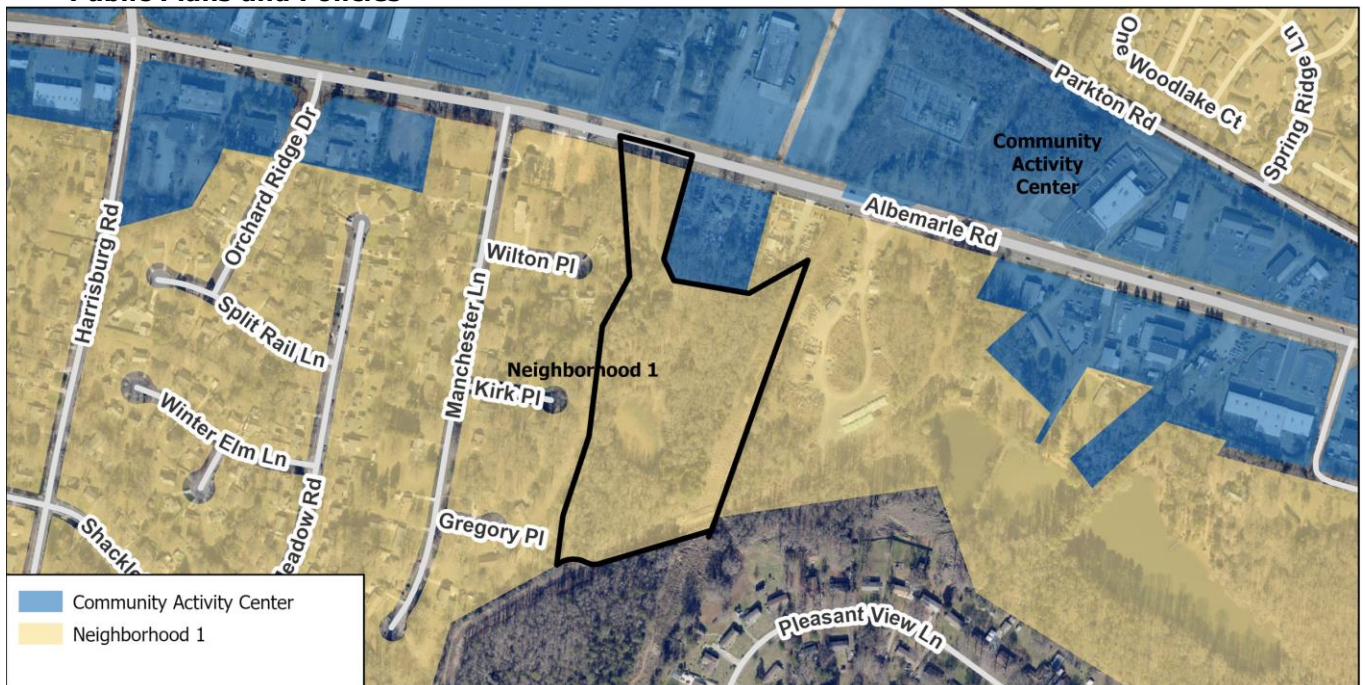
West of the site along Wilton and Kirk Pl. are single family detached homes.

- **Rezoning History in Area**



There have not been any recent rezonings in the area.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

• TRANSPORTATION SUMMARY

- The site is located adjacent to Albemarle Road, a State-maintained major throughfare, east of Manchester Lane, a City-maintained local street. The project is adjacent to the Central/Albemarle Corridor of Opportunity. A Traffic Impact Study (TIS) is not required for this site. The proposed site plan will generate less vehicular trips than what is currently entitled under the existing zoning. Site plan commits to streetscape and constructing a right turn lane into site. There are not further outstanding Transportation issues.
- **Active Projects:**
 - No active projects in the area.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on 1 single family dwelling).
 - Entitlement: 1,575 trips per day (based on 34 single family dwellings and 22,950 SF of retail).
 - Proposed Zoning: 410 trips per day (based on 60 single family attached dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **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 19 students, while development allowed with the proposed zoning may produce 10 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 0.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - J.H. Gunn Elementary remains at 104%
 - Albemarle Road Middle remains at 112%
 - Independence High remains at 113%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located on Albemarle Rd. and an existing 8-inch water distribution main located on Sunway Dr. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located on Albemarle Rd and an existing 8-inch gravity sewer main located inside parcel 10938108. 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 outstanding issues.
- **Stormwater Services Land Development Engineering:** See Outstanding Issues, Note 6.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Adjust setbacks to be measured from the full R/W of a U-03A street type per CDOT memo.~~ **Rescinded, due to CDOT rescinded comment #10.**
2. ~~Show the Ordinance required buffer along the rear of parcels ending in 38107, 38106, 38105.~~ **Addressed**
3. ~~Staff requests a note be added limiting the maximum number of units per building to 4.~~ **Comment rescinded, the proposed homes are not directly adjacent to single family homes reducing the impact of multiple, alley loaded, attached units.**
4. ~~Provide an architectural note committing to the provision of a usable porch or stoop at least 6 ft feet for units facing the proposed public street.~~ **Addressed**
5. ~~Provide an architectural note describing the pedestrian entrance at the end of buildings (on the either side of Alley 3 for example). Confirm if that is the entrance to the building or to the individual end~~

unit. Addressed, pedestrian entrances for buildings with end units facing the street will have an entrance to the individual unit.

6. Amend Permitted Uses Note 1, to say "Allows up to 60 single family attached townhome units as allowed in the R-8MF zoning district on the 13.02 ac rezoning area located exclusively within the City of Charlotte." Addressed

Environment

7. Show, label and dimension the stream buffer that per GIS is a 30 ft stream buffer located along the northwest property line. Addressed

Transportation

8. Add conditional note to dedicate 66' right-of-way from the road centerline. Addressed
9. In coordination with NCDOT, label and add a conditional note to constructing a right turn lane on Albemarle Road. Addressed.
10. Revise site plan and add a conditional note to commit to constructing Public Road 1 to a Local Residential Wide Street Section (CLDSM U-03A). Rescinded
11. Revise conditional note with SUE to have 2' instead of 1' as shown in conditional note 7. 2' is necessary for the maintenance of the path. Addressed
12. Clearly show and label accessible curb ramps at the corner of Public Road 1 and Albemarle Road. Addressed

REQUESTED TECHNICAL REVISIONS

Site and Building Design

13. Remove proposed density from the development data table. Change Max Density to "Max Allowed Density" and adjust the numbers to match number of units (60) proposed and the density of 4.6 accordingly. The max and proposed units/density are the same with the conditional zoning. Addressed
14. Update the existing zoning in the Dev Data table to reflect CG and N1-A per UDO translation. Addressed
15. Change R-12MF to R-8MF in Note 2 General Provisions and in Note 1 of Architectural and Design Standards. Addressed
16. Amend the setback along Albemarle Rd in the Dev Data table to reflect 30 ft from future R/W. Addressed
17. Change the word "hatch" to Shaded in the label indicating area within Mint Hill. Addressed
18. Amend the misspelling of "location" in the label indicating approximate location of water quality buffers along the southern edge of the site. Addressed
19. Show pedestrian curb ramp on plan north side of corner of Public street 1. Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: John Kinley (704) 336-8311