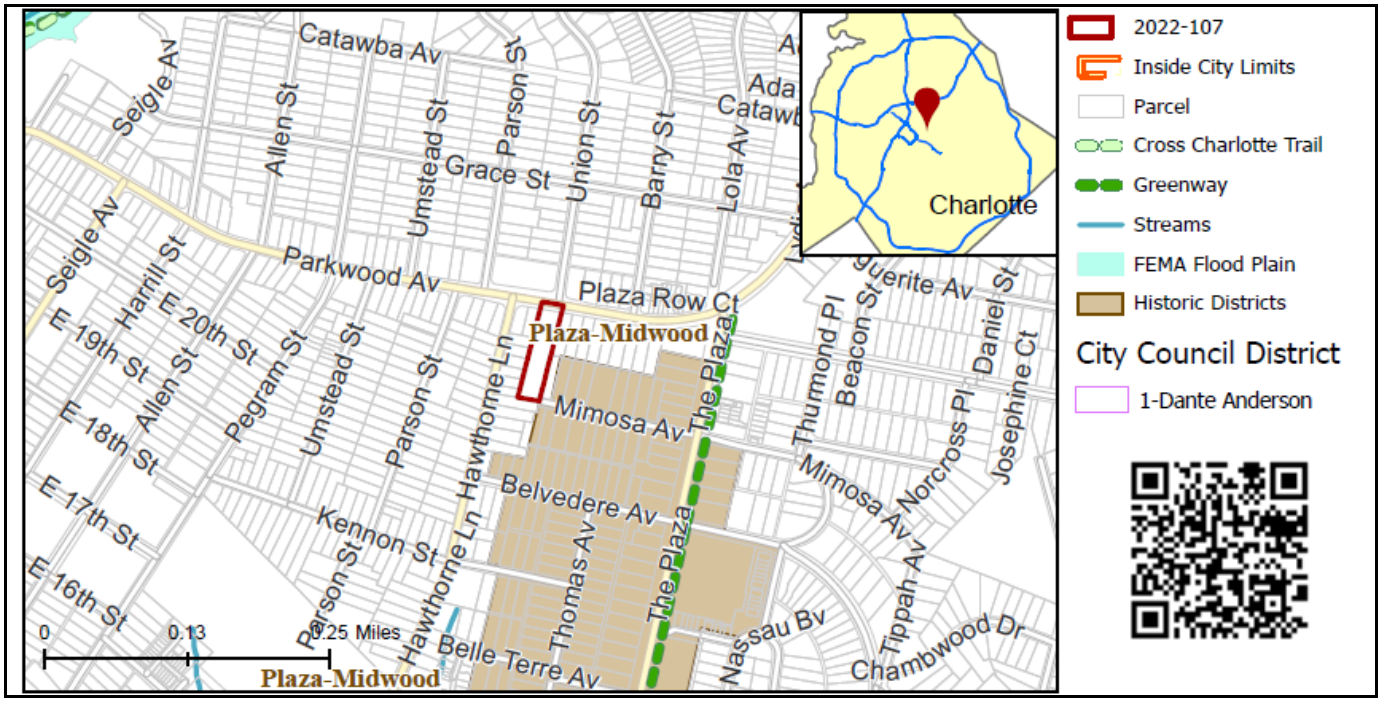
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2022-107
Final Staff Analysis
March 18, 2024

REQUEST	Current Zoning: N1-C (neighborhood 1-C) and N2-B (neighborhood 2-B) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately one acre located on the south side of Parkwood Avenue, east of Hawthorne Lane, north of Belvedere Avenue, and west of The Plaza.



SUMMARY OF PETITION	The petition proposes to rezone a vacant parcel in the Plaza Midwood neighborhood to allow 18 single family attached residential units.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	PARKMIMO LLC Erik Winer Keith MacVean – Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the first Community Meeting: 13 Number of people attending the second Community Meeting: 5

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 project supports an infill housing development and contributes to a variety of housing types.
- The petition commits to coordinating with CATS to install an ADA compliant bus waiting pad and trash receptacle.
- The proposal supports a more pedestrian friendly community by improving the pedestrian realm through the provision of an 8-foot planting strip and 8-foot sidewalk along Parkwood Avenue.

- 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 the current recommended Neighborhood 1 Place Type to new recommended Neighborhood 2 Place Type for the site.

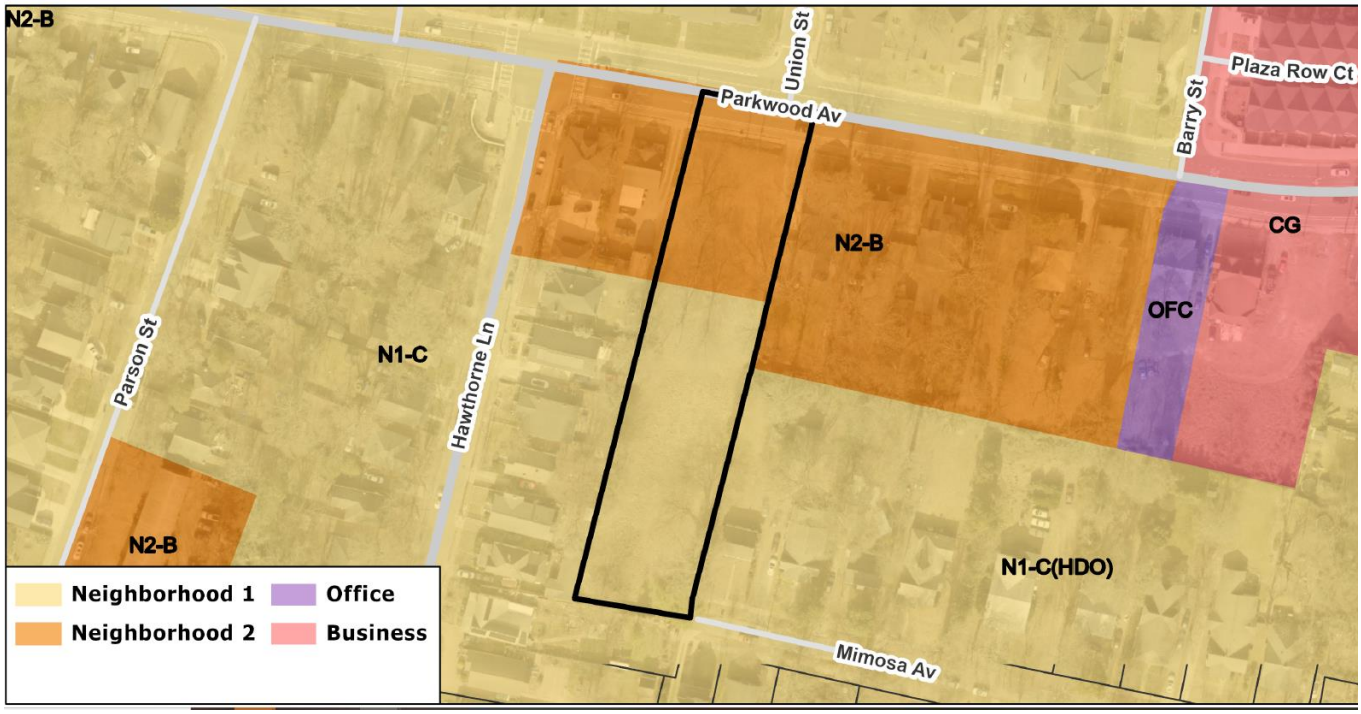
PLANNING STAFF REVIEW

- **Project Background**
  - This property was part of a previous rezoning request under petition 2019-179. That requested was to rezone the parcel from R-5 (single family residential) and R-22MF (multi-family residential) to UR-2(CD) (urban residential, conditional) to allow for the construction of 3 single family attached triplex residential units and 22 multi-family residential units. The request proceeded to public hearing at the July 20, 2020 City Council rezoning meeting, and to the August 4, 2020 Zoning Committee Work Session. Staff and Zoning Committee recommended approval of the request. The petitioner withdrew the petition on January 14, 2022 after ownership of the property changed.

- **Proposed Request Details**

  The site plan accompanying this petition contains the following provisions:
  - Allow up to 18 single family attached residential units.
  - Limits building heights to 35 feet and 45 feet as noted on the site plan.
  - Illustrates 20-foot-wide fire truck access between units 14 and 15.
  - Prohibits vehicular and pedestrian access to the site from Mimosa Avenue unless emergency responders.
  - Proposes ingress/egress from Parkwood Avenue via private drive.
  - Commits to an improved streetscape along Parkwood Avenue comprised of an 8-foot planting strip and an 8-foot sidewalk.
  - Commits to installing an ADA-compliant bus waiting pad and trash receptacle along the property's Parkwood Avenue frontage, per specified design standards.
  - Allows a combination of the following building materials: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as hardi-plank), EIFS, or wood.
  - Prohibits vinyl as a primary exterior building material, except for trim, soffits, windows, architectural detailing, and railings.
  - Clarifies proposed single family attached units fronting on Parkwood Avenue (Units 1,2,3) and the single family attached units fronting Mimosa Avenue (Units 15,15,17,18) will be designed to provide architectural treatments and elements that present a front towards Parkwood Avenue and Mimosa Avenue respectively. Architectural elevations fronting a public right of way shall provide architectural treatments that limit the maximum blank wall expanse to 10' on all building sides.
  - Proposed units fronting Parkwood Avenue will be designed to provide architectural treatments and elements that present a front towards Parkwood Avenue. Architectural elevations fronting a public right-of-way shall provide architectural treatments that limit the maximum blank wall expanse to 10 feet on all building levels.
  - Clarifies provisions and standards regarding design guidelines and the architectural design of the residential single-family attached units proposed on the site adjacent to Parkwood Avenue (Units 1,2,3). Notes it is the intent of these standards to provide design flexibility in design while achieving architectural continuity and visual harmony throughout the proposed development.
  - Provides blank wall provisions that limit the blank wall provision to 15 feet on all building levels not fronting a public right-of-way.
  - Illustrates six-foot wood fencing and evergreen screening shrubs along east and west property lines, minimum five feet wide.
  - Illustrates open space/tree save/revegetation areas and common open space.
  - Adds language stating storm water detention structures will not be connected to Mimosa Avenue.

- **Existing Zoning**



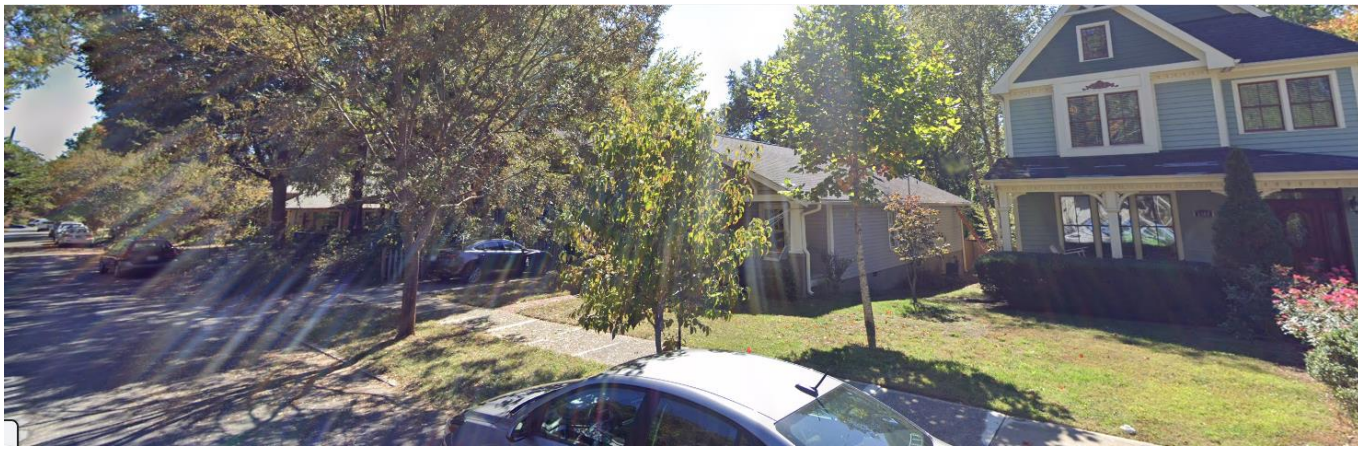
- The rezoning site is currently vacant and immediately surrounded by predominantly single-family residential neighborhoods, multi-family residential, institutional, and commercial uses on parcels in various zoning districts.

The site is currently vacant.

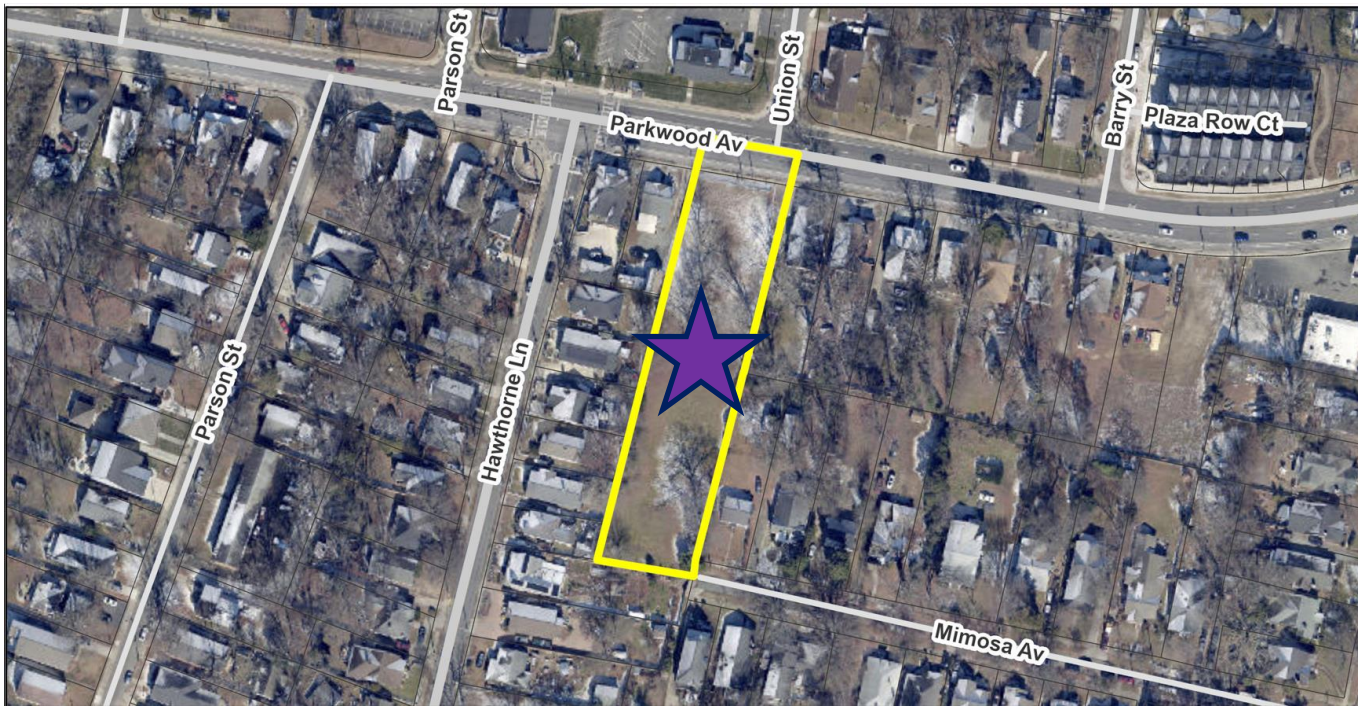
North, across Parkwood Avenue, are single family homes and an institutional use.

East, along Parkwood Avenue, are single family homes and multi-family residential development.

West, along Parkwood Avenue, are single family homes, multi-family residential, institutional, and vacant lots.

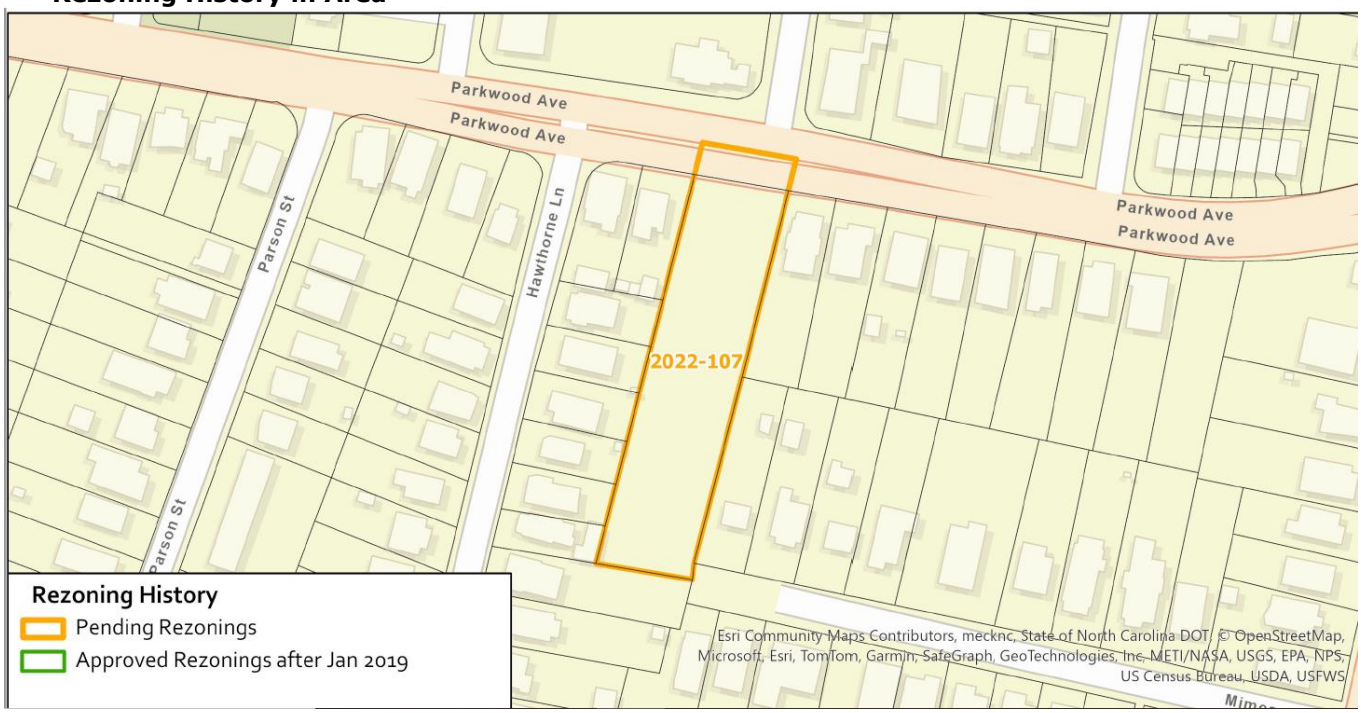


South are single family homes.



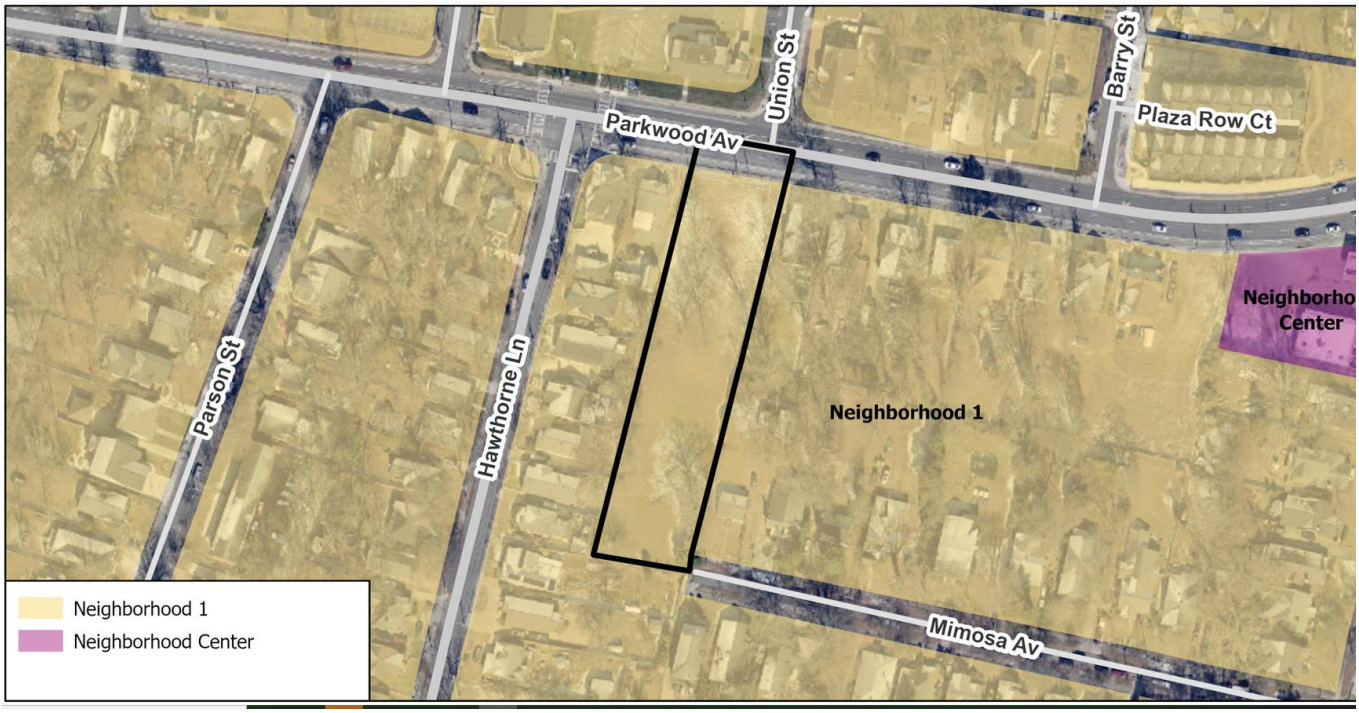
The rezoning site (denoted by purple star) is surrounded by a mix of single-family homes, multi-family development, institutional, and vacant land.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There have been no recent rezonings in the immediate area.	

- **Public Plans and Policies**



- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type for this site.

- **TRANSPORTATION SUMMARY**
  - The petition is located on the south side of Parkwood Avenue, a City-maintained major throughfare east of Hawthorne Lane, a City-maintained minor throughfare. A Traffic Impact Study (TIS) is not needed for this. All CDOT comments have been addressed.
  - **Active Projects:**
    - No active projects near site.
  - **Transportation Considerations**
    - ~~See Outstanding Issues, Notes 1-3.~~ Addressed
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on vacant land).
    Entitlement: 50 trips per day (based on 3 single family dwellings; 6 multi-family units).
    Proposed Zoning: 87 trips per day (based on 18 single family attached units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** ~~See Outstanding Issues, Note 4.~~
- **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 3 students, while development allowed with the proposed zoning may produce 4 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Shamrock Gardens Elementary (at Lincoln Heights until 2022 SY) remains at 75%
    - Eastway Middle remains at 110%
    - Garinger High remains at 115%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located in Parkwood Avenue and an existing 6-inch water distribution main located in Mimosa Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing 8-inch gravity sewer mains within Parkwood Avenue and Mimosa Avenue. 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 **Addressed**

~~1. Label and dimension the existing and future curb and gutter from the centerline for each road on the site plan. Streetscape elements should be constructed at the back of future curb and gutter.~~

~~2. Revise site plan and conditional note(s) to commit to dedicate 56 feet of right-of-way from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~

~~3. Site plan only shows hatched area, petitioner should label and dimension the right-of-way from the centerline for each road on the site plan.~~

~~4. The site is located on CATS local bus route #4 along Parkwood Avenue. CATS requests the construction of ADA compliant bus stop type 60.01B. The final location will be determined during the Land Development plan review process. This shall be an upgrade to the existing bus stop at this site.~~

Site and Building Design

~~5. Revise language to state parking will be provided per ordinance.~~ **Addressed**

~~6. Please clarify what is meant by "lawn" in the setback, as this needs to be clarified on the plan~~ **Addressed**

~~7. Please provide the width and location of the landscape screen clearly. Please ensure it noted and all the required plantings in landscape screen areas clearly defined. Add a development note committing to the landscape screen details along the east and west property lines.~~ ~~**Update:** Transportation Note 12 should be placed under Landscaping and Screening heading. The language should clearly identify where both~~

~~plantings and fence will be provided, and where only fencing will be provided. Please include the width of the screening (i.e. minimum 5 feet, 10 feet, etc.).~~ Addressed

8. ~~Some of the notes under Architectural and Design Standards are repetitive, and some seem to reference a single building while others reference single family attached. Please revise accordingly.~~Addressed

9. ~~Please show staging area/how the dumpsters and recycle carts will be serviced on the site.~~Addressed

Environment

10. ~~**New comment:** Fire Truck Access cannot be counted towards tree save requirements.~~ Addressed

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

Planner: Claire Lyte-Graham (704) 336-3782