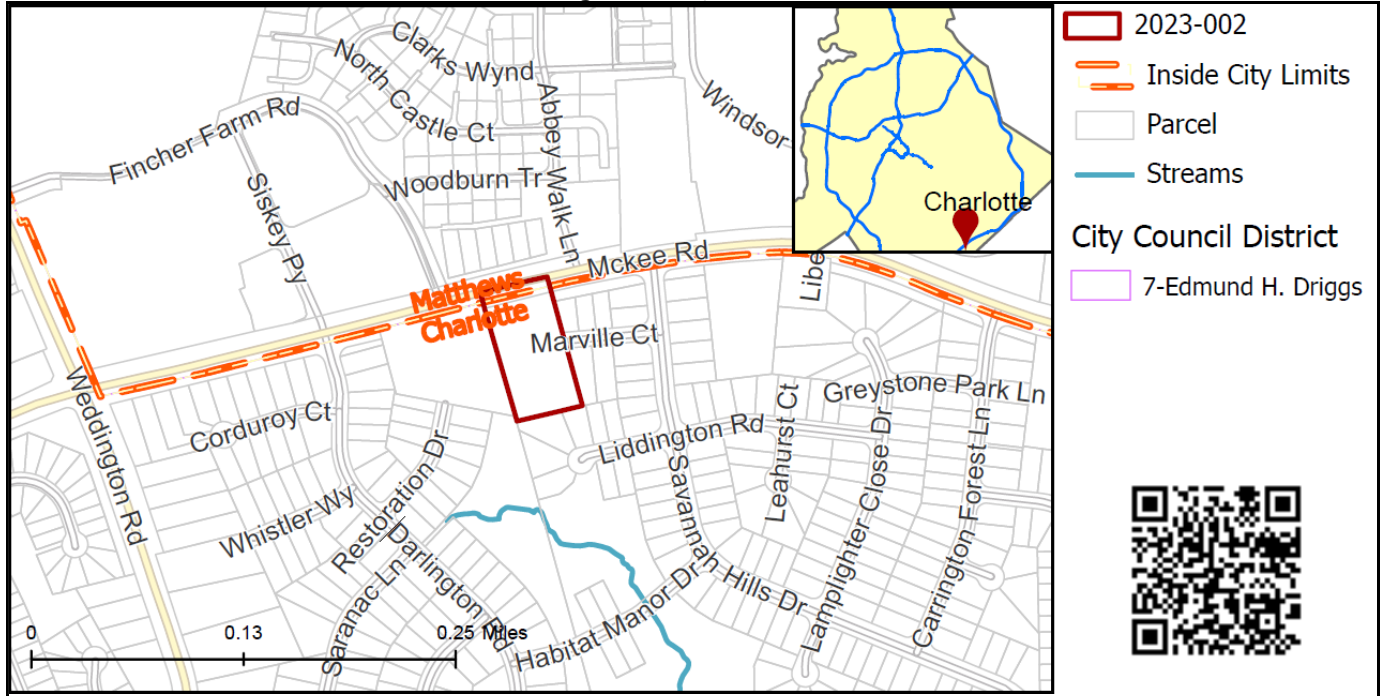


REQUEST

Current Zoning: N1-A (neighborhood one)
Proposed Zoning: R-8(CD) (single family residential, conditional)

LOCATION

Approximately 1.77 acres located on the south side of McKee Road, east of Weddington Road, and west of Savannah Hills Drive



SUMMARY OF PETITION

The petition proposes to redevelop the existing single family home/lot with a total of 14 units, with two triplexes and two quadrplexes on individual lots for a site in southeast Charlotte.

PROPERTY OWNER

Benjamin Lee

PETITIONER

Jay Cox

AGENT/REPRESENTATIVE

Matt Langston / Landworks Design Group

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- While inconsistent with Neighborhood 1 place type the proposed triplex and quadruplex dwellings can be compatible and appropriate as an infill development transitioning from the adjacent single family homes.
- The site is an infill, remnant parcel along McKee Rd.
- The proposed attached dwelling units provide additional housing types and options to the area.
- The proposal extends Marville Ct. a local public street within the adjacent neighborhood.

- The site is within 1/3 of a mile walk from a community activity center at the intersection of Weddington and McKee Roads and provides a direct pedestrian connection from the site to the public sidewalk along McKee Rd.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 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.

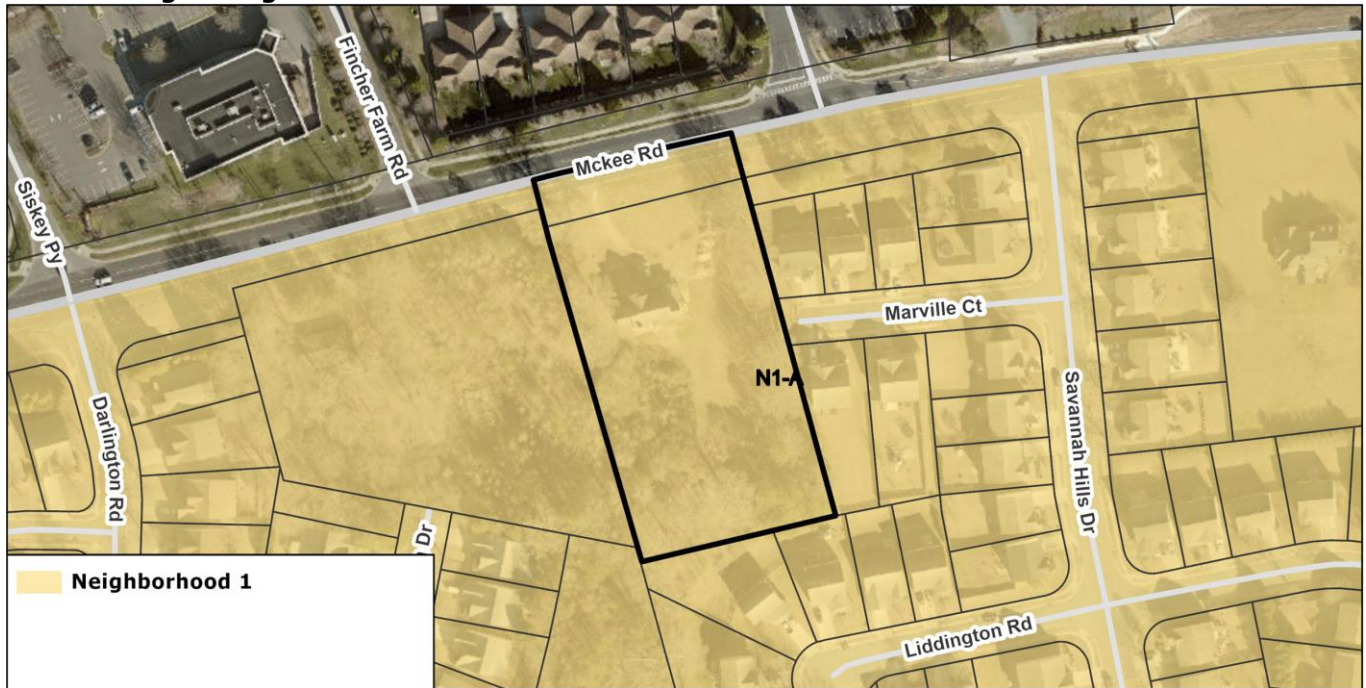
PLANNING STAFF REVIEW

• **Proposed Request Details**

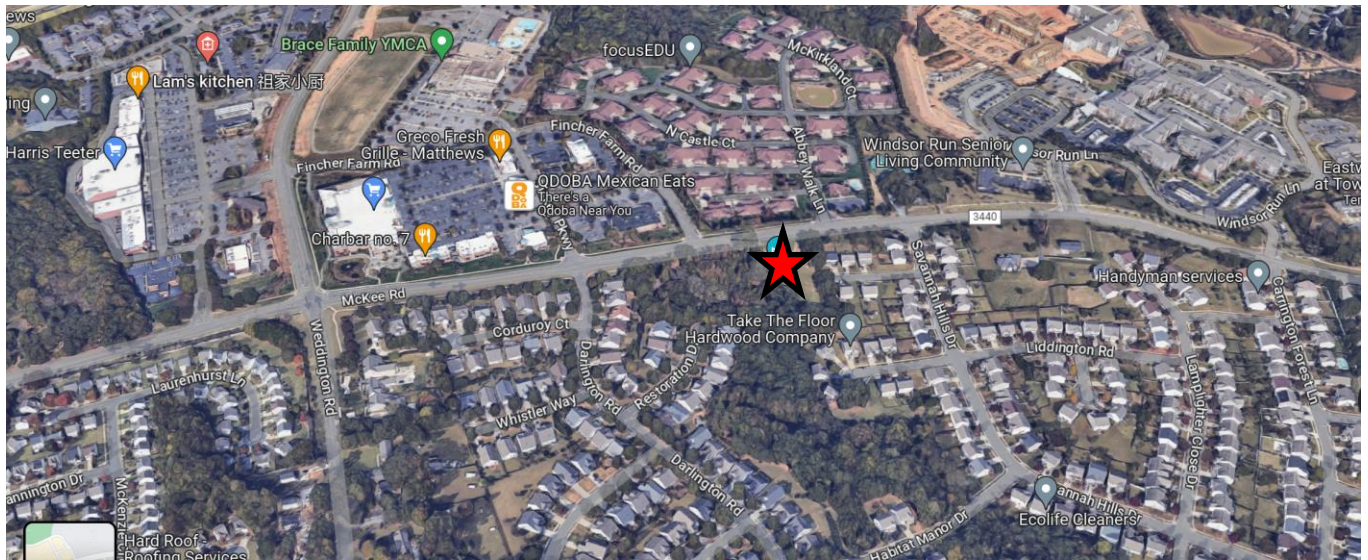
The site plan accompanying this petition contains the following provisions:

- Total of 14 dwelling units, with 2 triplex dwellings and 2 quadruplex dwellings each on individual lots for a total of 4 lots.
- Extends Marville Ct., a public local street, through the site to the western property line.
- Vehicular access is provided from Marville Ct.
- Constructs a 12 ft multi-use path and 8 ft planting strip along site’s frontage of McKee Rd.
- Specifies site construction entrance shall be from McKee Rd as allowed by NCDOT and construction traffic on Marville Ct. will be limited to paving and utility work related to the street extension.
- Provides architectural standards related to exterior building materials, roof design, limits of expanses of blank walls, raised entrances, usable porches and stoops and garage door design.
- Provides a 5 to 6 ft high opaque fence along the western and eastern property lines.
- Limits freestanding lighting to a maximum of 15 ft in height.
- Commits to provide pedestrian signage on Marville Ct.
- Provides a pedestrian connection from the site to McKee Rd.

• **Existing Zoning**



- The site and the surrounding parcels are zoned NA-1. North across McKee Rd is Town of Matthews jurisdiction with zoning for commercial uses to the northwest and varied style higher density residential directly north of the site.



The site, indicated by red star above, is located in an area with a mix of residential and nonresidential uses. Single family residential exists south of McKee Rd. Multi-family residential is the north across McKee Rd. Non-residential uses such as office, personal service and retail uses are to the west in the McKee Farms and Plantation Market shopping centers. Brace Family YMCA is also located about 1/3 of a mile north of the site.



The site is developed with a single family home accessed from McKee Rd.



North of the site is multi-family residential in the Village of St Andrews, a 55+ community.



East of the site are single family detached homes along Marville Ct.



South of the site are single family detached homes on Liddington Rd.



West of the site is a single family home on a larger, 2.46 acre parcel accessed from McKee Rd.

• **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.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to McKee Road, a State-maintained major throughfare, west of Fincher Farm Road, a privately maintained local Road. A Traffic Impact Study (TIS) is not required for this site. Petitioner has committed to installing 8’ planting strip and 12’ shared-use path, dedicating 52’ of right-of-way on McKee Road, and committing to installing pedestrian signage along Marville Court. All outstanding CDOT comments have been addressed.

• **Active Projects:**

- No active projects nearby.

• **Transportation Considerations**

- See Requested Technical Revisions, Note 11 Addressed

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 single family dwelling).

Entitlement: 50 trips per day (based on 5 single family dwellings).

Proposed Zoning: 60 trips per day (based on 14 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:** See Requested Technical Revisions, Note 7 Addressed
- **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 5 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 2 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Matthews Elementary remains at 103%
 - Crestdale Middle remains at 92%
 - Butler High remains at 101%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along McKee Rd and an existing 2-inch small water distribution main located along Marville Ct. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Marville Ct. 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:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Provide a note committing to the treatment of stormwater from including pre-existing impervious surface coverage.~~ Addressed
2. ~~Specify proposed stormwater conveyance from proposed water quality facility to existing stormwater infrastructure to minimize impacts to adjacent single family properties.~~ Addressed
3. ~~Refine Open space note 5.2 to clarify what is required, show desired tree preservation area on the site plan or provide a minimum width/buffer area of trees that should remain.~~ Addressed, note was deleted.
4. ~~Verify with Subdivision if 12.308 applies to this development. If so the 20 rear yard is measured from the inside edge of a 30 ft landscape area/common open space.~~ Addressed, 20 ft rear yard is required.
5. ~~Verify internal side yards shown on plan as they appear larger than 5 ft.~~ Addressed
6. ~~Correct inconsistency between the development data table and site plan for front setback. The data table says 30 ft setback from thoroughfare while the plan shows 20 ft. If 12.308 applies, then a 30 ft common open space or landscape easement is required, and a 20 ft rear yard is measured from there.~~ Addressed

REQUESTED TECHNICAL REVISIONS

Site and Building Design

7. ~~Show potential solid waste facilities on the site plan.~~ Addressed
8. ~~The legend includes proposed and existing trees, however none are depicted on the site plan. But note 5.2 references existing trees along the eastern property line.~~ Addressed
9. ~~Delete Architectural note 4.6 as it is repeated and 4.11 as is does not apply.~~ Addressed
10. ~~Update the existing zoning in the development data to reflect N1 A per UDO translation.~~ Addressed
11. ~~Add a commitment to provide pedestrian signage along Marville Ct.~~ Addressed

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

Planner: John Kinley (704) 336-8311