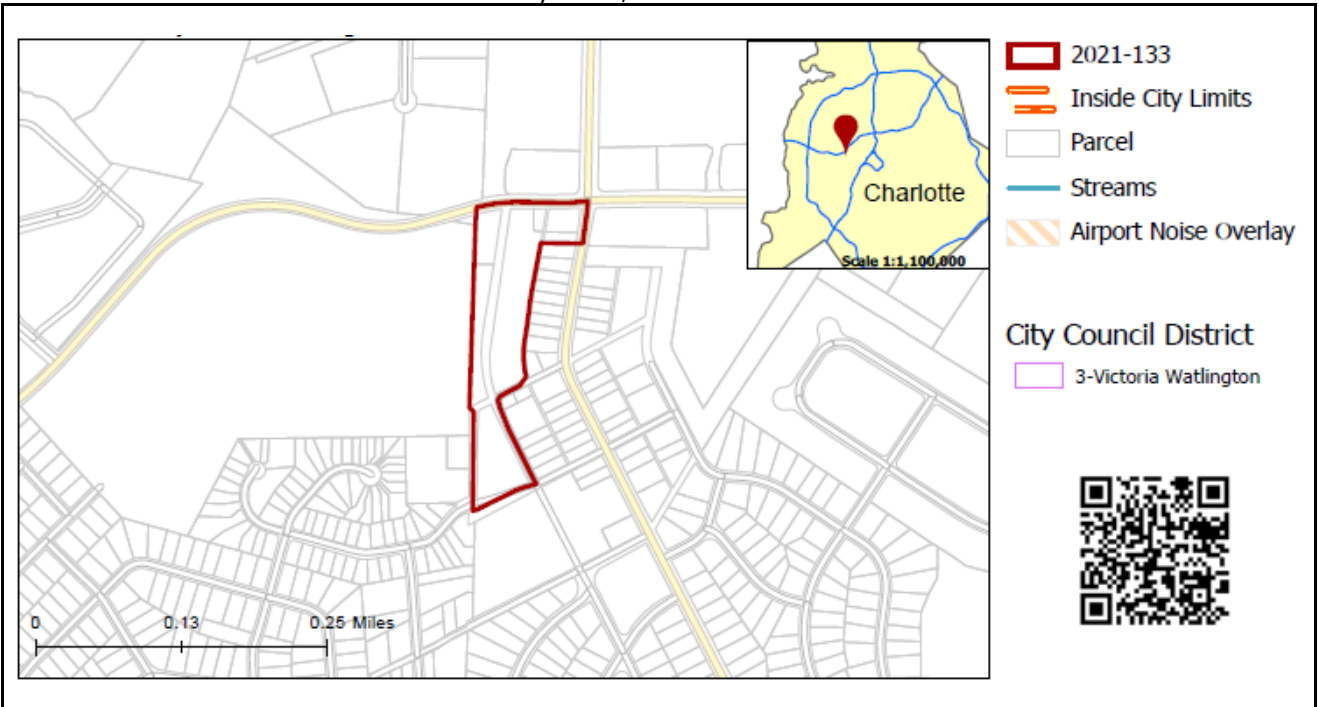


REQUEST

Current Zoning: R-12MF (multifamily residential)
Proposed Zoning: UR-2(CD) (urban residential)

LOCATION

Approximately 6.57 acres located south of Alleghany Street, west of Ashley Road, and north of Bullard Street.



SUMMARY OF PETITION

The petition proposes to allow up to 107 single family attached dwellings at 16.29 dwelling units per acre (DUA) on vacant land near the Ashley Park neighborhood.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Oliva Investments LLC, Alvacor Investments, LLC
Drakeford Communities
Collin Brown & Brittany Lins

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1.

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

The petition is **consistent** with the *Central District Plan* recommendation for multi-family land use for this site.

Rationale for Recommendation

- The proposed land use is consistent with the adopted multi-family land use for the site and meets the General Development Policies (GDPs) for allowing up to 17 DUA for this site.
- The proposed site plan proposes to extend Heywood Avenue and implement 8' planting strip and 6' sidewalk on both sides of the street.

- The petition proposes to construct single family attached dwellings, a form of “missing middle housing”, in close proximity to CATS bus stops, retail, and public schools.

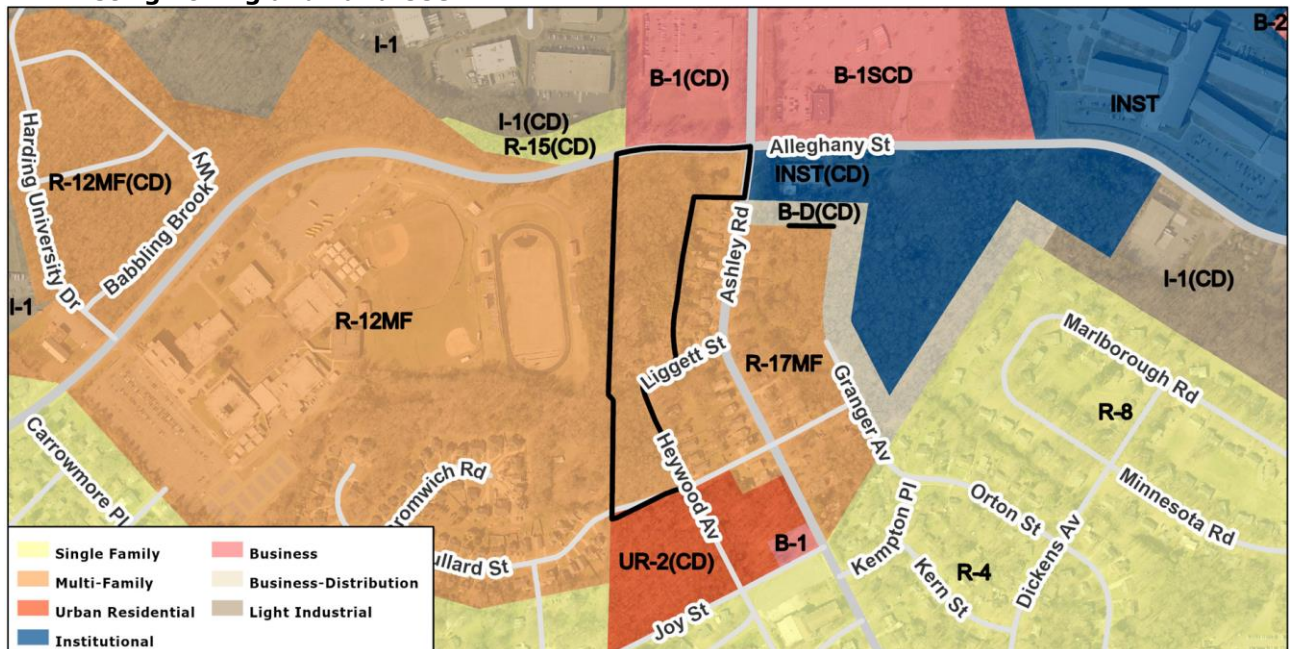
PLANNING STAFF REVIEW

• Proposed Request Details

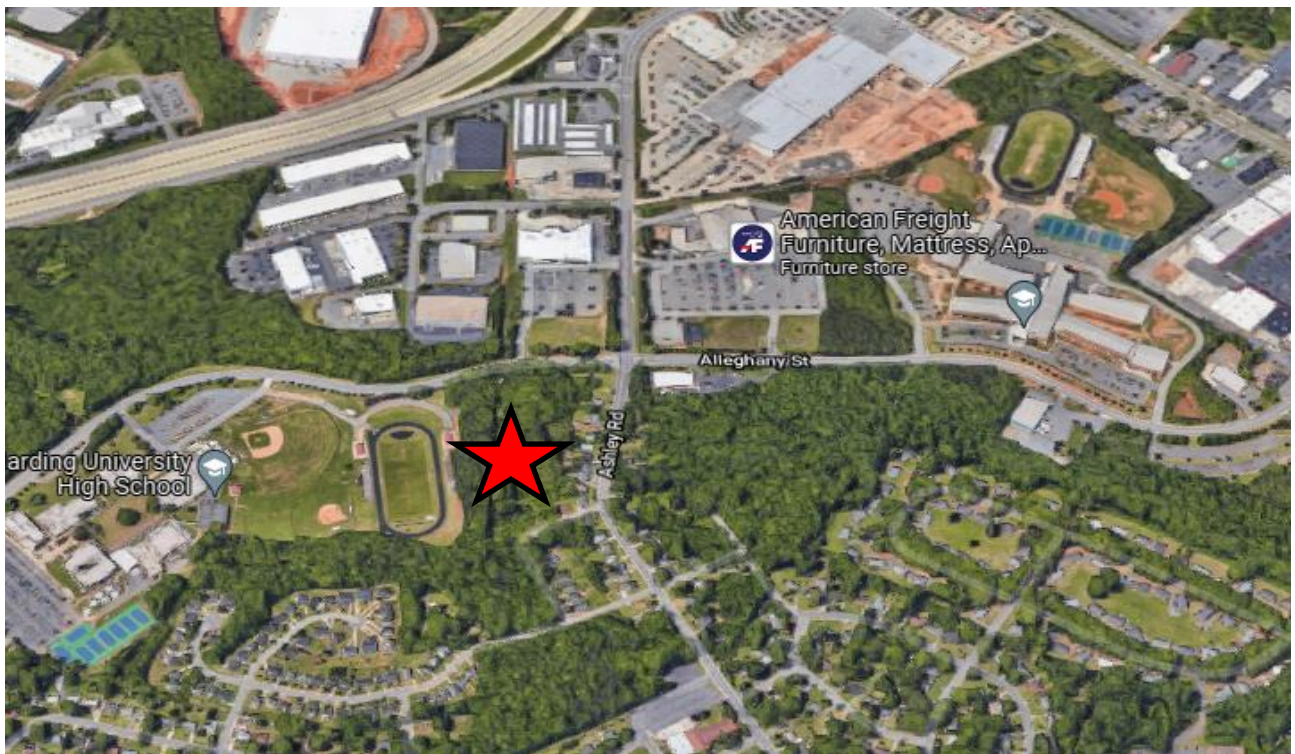
The site plan accompanying this petition contains the following provisions:

- Proposes 107 single family attached residential units at a density of 16.29 dwelling units per acre.
- Requests conversion rights that single family attached units may be converted to single family detached units at a rate of 2 attached units to 1 detached unit.
- Limits building height to 50’.
- Commits to architectural standards including pitched roofs, usable porches and stoops, and blank wall limitations.
- Limits the number of units per building fronting public or private network streets to 5.
- Commits to construction of an ADA compliant bus waiting pad along Ashley Road.
- Reserves access to undeveloped rights-of-way and alleys from adjacent properties.
- Commits to transportation improvements including construction of ADA compliant curb ramps at public street intersections, dedication of rights-of-way, and coordination with an adjacent property owner to extend sidewalk and fill a gap on Bullard Street.

• Existing Zoning and Land Use



This petition is surrounded by a mix of uses including single family residential, institutional, commercial, and light industrial.



The site, marked by a red star, is surrounded by a mix of uses including two high schools, a supermarket, and Mecklenburg County's Valerie C Woodard Center.



The property to the north of the site, across Allegheny Street, is developed with commercial uses.



The properties to the east of the site along Ashley Road are developed with single family residential uses.

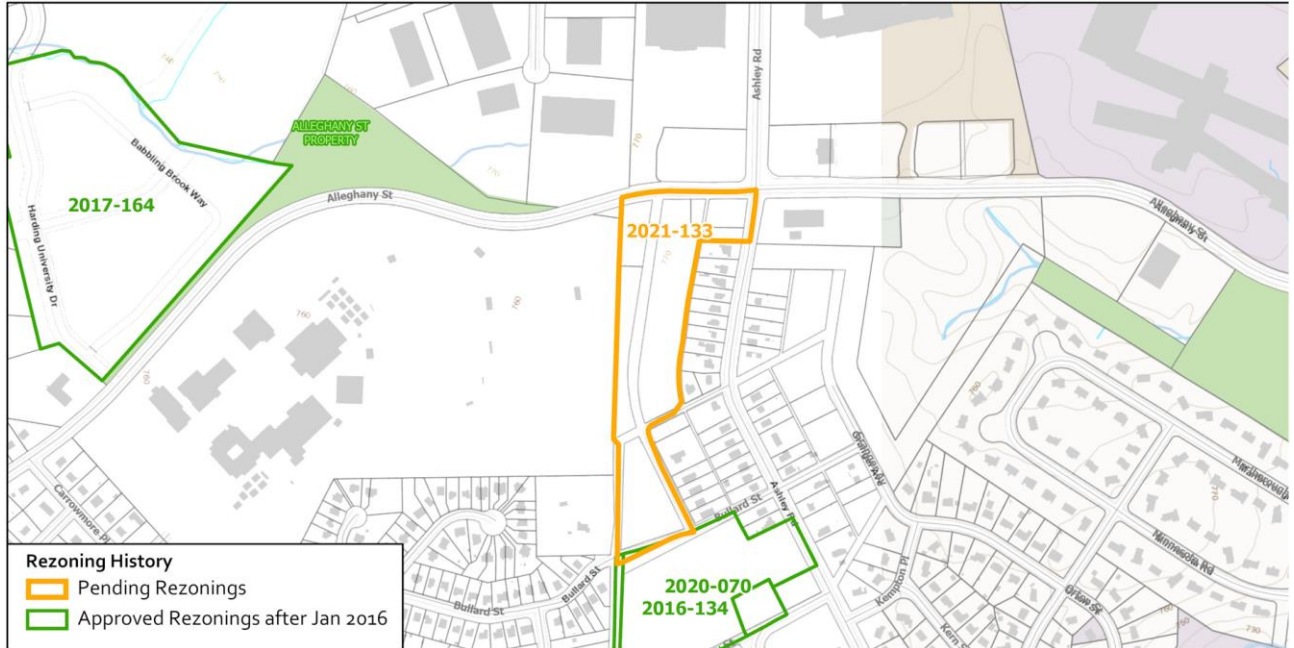


The properties to the south of the site along Liggett Street are developed with single family residential uses.



The property to the west of the site is developed with an institutional use.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-070	Request for a site plan amendment to allow for the development of up to 150 dwelling units at a density of 26 DUA.	Approved
2017-164	Request to rezone to R-12MF(CD) AIR to allow for the development of a multifamily residential community of up to 198 dwelling units at a density of 11.35 DUA.	Approved
2016-134	Request to rezone to UR-2(CD) to allow for the development of up to 132 multi-family dwellings, including 60 age-restricted units at a density of 22.72 DUA.	Approved

- **Public Plans and Policies**



- The *Central District Plan* (adopted 1993) recommends multi-family development for this site.
- **TRANSPORTATION SUMMARY**
 - The site is located on at the corner of Alleghany Street and Ashley Street, both City-maintained minor thoroughfares. The petition is located in the West Corridor, inside Route 4, and within the limits of the Westside Strategy Plan Study Area.
 - **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: 845 trips per day (based on 155 apartments).

Proposed Zoning: 770 trips per day (based on 107 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **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-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 15 students, while the development allowed under the proposed zoning may produce 6 students. Therefore, there is no net increase in the number of students generated from existing zoning to proposed.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Westerly Hill Elementary at 100%
 - Wilson STEM Middle at 90%
 - Harding University High at 129%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Ashley Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Ashley Rd.
See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

OUTSTANDING ISSUESTransportation

- ~~1. Relocate the four townhome driveways at the intersection of Heywood Avenue & Liggett Street. Coordinate with CDOT to determine a suitable alternative.~~ **ADDRESSED**

Site and Building Design

2. Provide screening or an opaque fence between parking lot and abutting single family properties.





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










Planner: Joe Mangum (704) 353-1908

Goals Relevant to Rezoning Determinations Petition 2021-133

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (anticipated early 2022) and when the **Policy Map** is adopted (anticipated March 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	✓
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	✗
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>