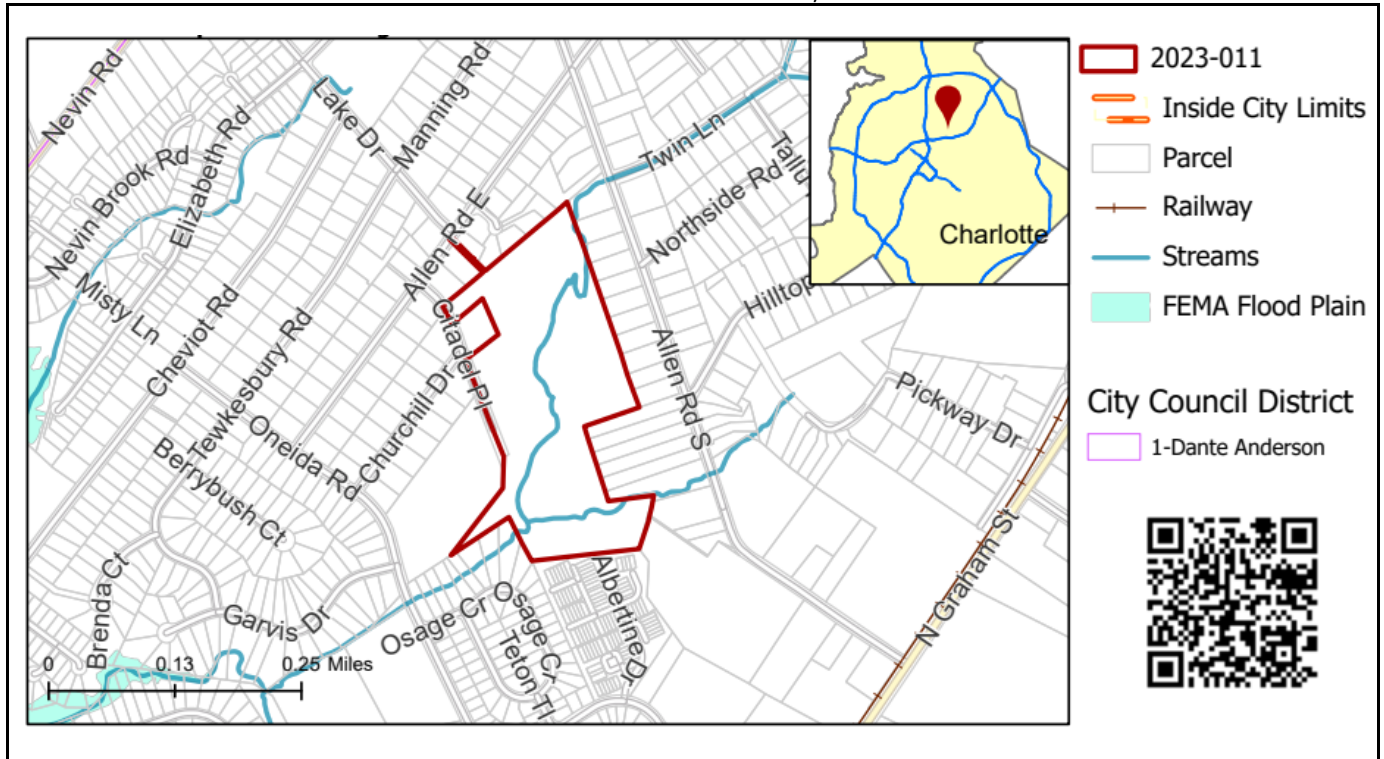


**REQUEST**

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

**LOCATION**

Approximately 24.96 acres located on the south side of Allen Road East and east side of Citadel Place, west of Allen Road South.



**SUMMARY OF PETITION**

The petition proposes a residential community of up to 84 single-family attached townhouse style dwelling units.

**PROPERTY OWNER**

Brian Foushee

**PETITIONER**

Brian Foushee

**AGENT/REPRESENTATIVE**

Ryan Miller, Costello Real Estate and Investments

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 23

**STAFF RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- In its current form, the proposed petition is not compatible with and does not provide sensitivity to the existing adjacent single-family neighborhood.
- The proposed site is located in the interior part of the neighborhood and is largely surround by single family properties.
- The petition would add to the availability and variety of housing in the area.
- This petition is inconsistent with the recommended Place Type for the site.
- The petition would not be well supported by transit access.

- The petition proposes streetscape improvements including an 8-foot planting strip and 6-foot sidewalk along its frontage on Citadel Place as well as on all internal streets.
- This petition additionally proposes to dedicate a minimum of 1.25 acres to Mecklenburg County for a future neighborhood park, trail, or greenway.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

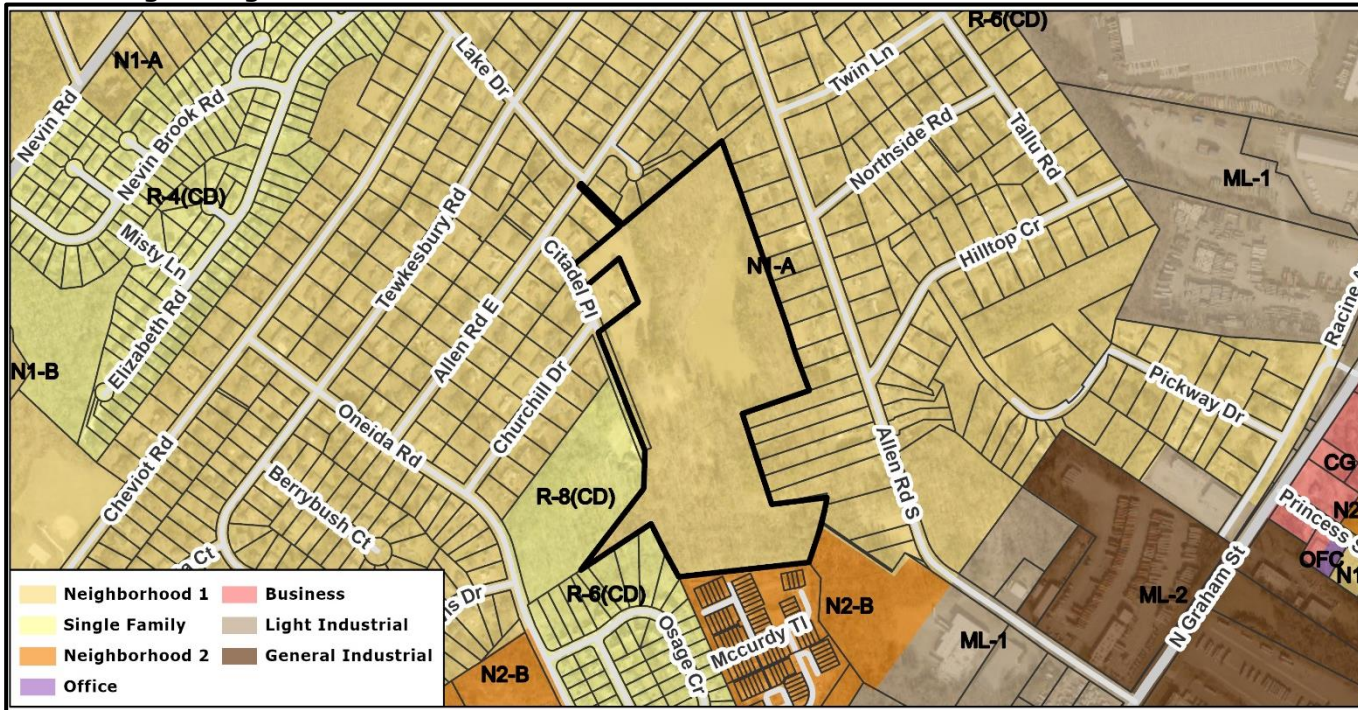
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 84 dwelling units in a townhouse style.
- Provides an 8-foot planting strip and 6-foot sidewalk along the site’s frontage on Citadel Place.
- Provides an 8-foot planting strip and 6-foot sidewalk on all internal streets.
- Provides a 30-foot right-of-way along Citadel Place from the centerline of the road.
- Dedicates a minimum 1.25 acres to Mecklenburg County for a future neighborhood park.
- Provides architectural standards.

• **Existing Zoning**



- The surrounding uses include single family homes, townhomes, and a religious institution.



The site is denoted by a red star.



The property to the north along Allen Road East is developed with single-family homes.



The property to the west along Churchill Drive is developed with single family homes.

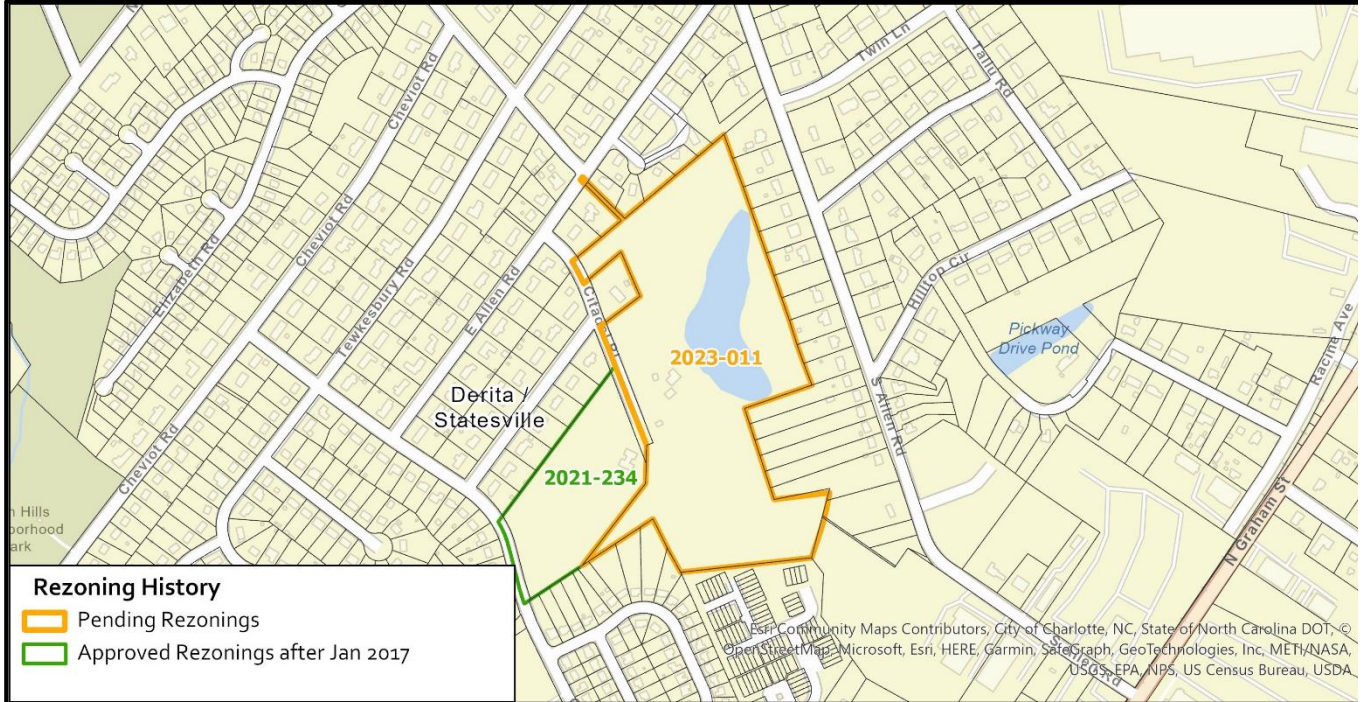


The property to the east along Allen Road south is developed with single family homes.



The property to the south along McCurty Trail is developed with townhomes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-234	Rezoned 7.48 acres to R-8MF(CD) to allow up to 55 single-family attached townhome units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Citadel Place, a City-maintained local street, west of Allen Road, a City-maintained minor collector. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. The proposed site plan will generate less vehicular trips than what is currently entitled under the existing zoning. CDOT has coordinated with the petitioner to constructing 8-foot planting strip and 6-foot sidewalk on all internal streets and 30-

foot of ROW dedication from roadway centerline of Citadel Place. All outstanding CDOT comments have been addressed.

- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 10 trips per day (based on 1 single family detached dwelling unit).
    - Entitlement: 805 trips per day (based on 78 single family detached dwelling units).
  - Proposed Zoning: 590 trips per day (based on 84 single family attached dwelling units).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 38 students, while development allowed with the proposed zoning may produce 15 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is zero students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Governor's Village K-8 from 84% to 85%.
    - Julius L. Chambers High remains at 134%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located on E. Allen Road. and an existing 6-inch water distribution main located along Citadel Place. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along E. Allen Road. and an existing 8-inch gravity sewer main located along Citadel Place. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** See Requested Technical Revisions, Note 4
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES

### Site and Building Design

1. Reduce unit count and incorporate a mix of buildings that better align with the N1 Place Type (duplexes, triplexes)
2. Relocate proposed dumpster location away from existing houses.
3. Add visitor parking areas.

## REQUESTED TECHNICAL REVISIONS

### Environment

4. Revise the park note to read: "land to be dedicated and conveyed to Mecklenburg County."

### Land Use

5. Revise proposed zoning to state R-8MF(CD)

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Michael Russell (704) 353-0225