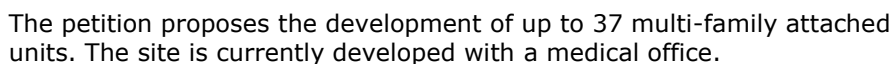




Current Zoning: R-12MF(CD) (Multi-Family Residential, Conditional)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 3.16 acres located west of Marsh Road, south of Auburn Avenue, and east of Hartford Avenue.



United Cerebral Palsy of North Carolina
Roland Development Group, LLC
Collin Brown and Brittany Lins, Alexander Ricks PLLC

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 15

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

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 2 Place Type.

- This portion of the Marsh Road corridor is lined with single family and low-rise, moderate multi-family residential development with pockets of institutional and recreational uses in a walkable environment. Mature trees follow along the street frontages and large setbacks are consistently established between the street and existing structures.
- Neighborhood 2 places should include sidewalks with planting strips and shade trees. If the petition is approved with the site plan as shown, it will detract from the corridor's tree-lined, walkable character. Both single family and multi-family developments along this corridor incorporate large

setbacks into their development, establishing continuity of Marsh Road's streetside character.

- The front of the property features a landscape berm with mature trees that partially screens the existing development. The site plan shows seven units within the landscape berm, offering a site design bringing units closer to the street and notably deviating from the existing character of Marsh Road. The inclusion of units within this area also reduces open space opportunities on the site.
- Multi-family residential areas in the vicinity typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas. The petition features minimal open space or recreational facilities.
- Public open spaces, such as small parks and greenways, and natural open spaces, such as tree preservation areas, are important features to serve the community and meet the intent of a Neighborhood 2 or Neighborhood 1 Place Type. Multi-family residential developments on smaller sites can accomplish meaningful open space in activating common open space areas where possible with substantive minimum dimensions and commitments to enhanced amenities.
- The petition includes thirty-seven (37) townhome units, providing housing diversity.
- The proposal commits to providing a landscape yard with a higher planting standard than required by the ordinance where the site is adjacent to single family uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

PLANNING STAFF REVIEW

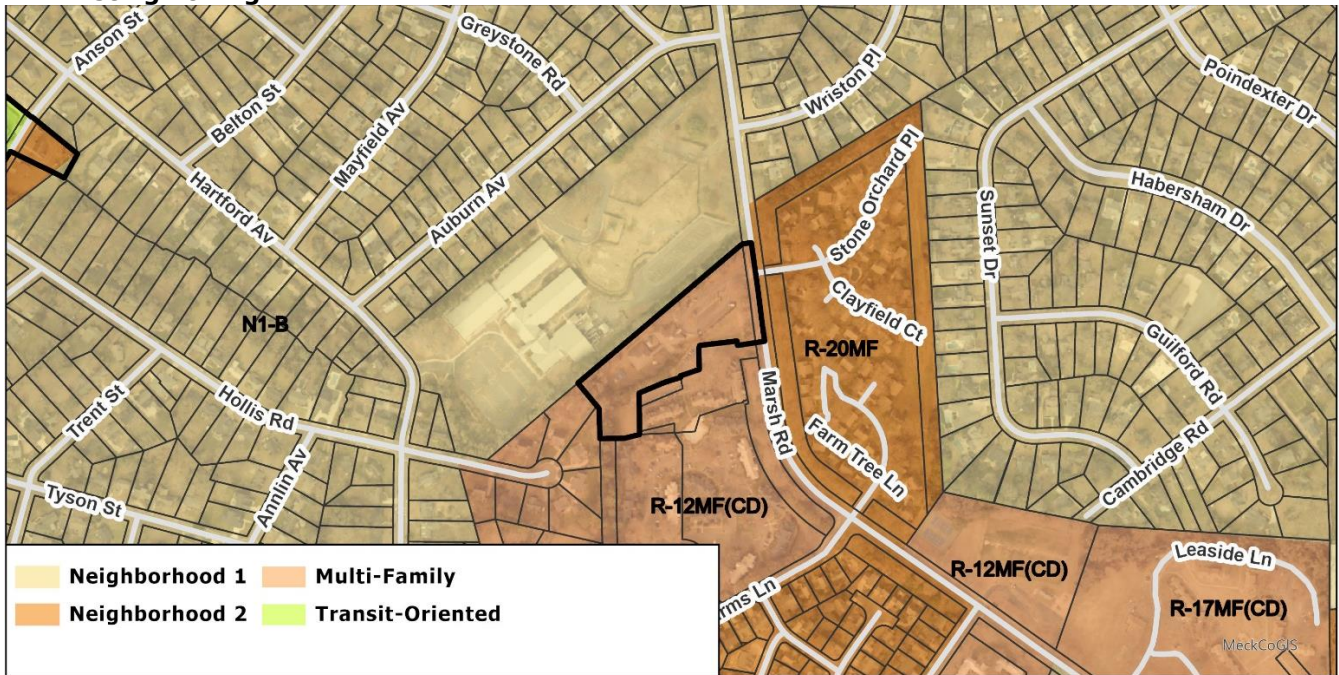
• Proposed Request Details

The development standards accompanying this petition contain the following provisions:

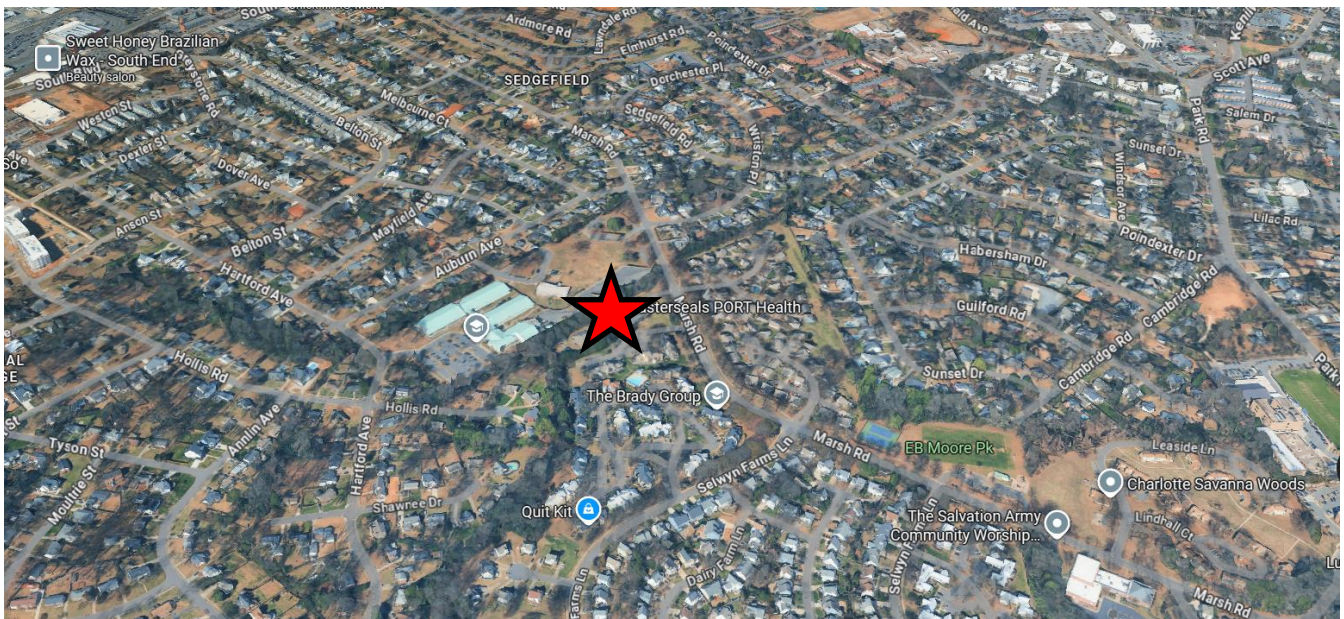
- Permits the development of up to up to 37 multi-family attached dwelling units
- The following transportation, streetscape, and landscaping improvements are proposed:
 - A 20' setback will be provided along Marsh Road, with enhanced plantings.
 - One large maturing tree will be planted every 50 feet, and one small maturing tree every 25 feet, using deciduous or evergreen species.
 - One shrub will be planted every 5 feet, with no more than 50% being deciduous.
 - Plantings may be arranged informally to create a natural appearance, and perennials or ornamental grasses may be added for seasonal interest.
 - A wall or fence up to 6 feet tall may be included as part of the landscape treatment but will not replace required plantings.
 - A 10-foot wide landscape yard and a 6-foot tall opaque fence will be installed along the western property line adjacent to existing single-family homes, planted to Class B landscaping standards.
 - Buildings will be separated by a minimum of 15 feet, as shown on the Rezoning Plan.
 - Publicly accessible open space will be centrally located and designed for multiple users with dynamic, programmable features.
 - Open space will include at least four of the following:
 - Enhanced plantings, specialty paving, shading elements, seating options, public art, interactive features, decorative lighting, or accessibility within 1,000 feet of all residential lots.
 - Seating will include a mix of movable and fixed options, provided at a rate of 1 linear foot per 40 square feet of open space.
 - Open space areas will have a minimum dimension of 10 feet in all directions.
- The following architectural requirements are proposed:
 - All principal and accessory buildings will use at least two materials from the following: brick, brick veneer, natural stone (or synthetic equivalent), and cement board.
 - Vinyl siding is not allowed, except for limited use on windows, doors, soffits, trim, and similar elements.
 - Each building will contain no more than five (5) multi-family attached (townhome) units.
 - Pitched roofs, if used, will have a minimum slope of 5:12, except porches and sheds, which may have a slope as low as 2:12. Flat roof styles are also permitted.
 - Usable porches and stoops will be a prominent design feature on front and/or side elevations facing public streets.

- Front porches, if provided, will be covered and at least six (6) feet deep.
- Stoops and entry-level porches, if provided, may be covered but not enclosed, and will be at least three (3) feet deep.
- If no porch or stoop is provided, blank wall areas will be limited to a maximum of ten (10) feet on all building levels.
- Garage doors facing public streets will be recessed 6 to 12 inches from the front wall or include architectural treatments such as translucent windows or projecting elements.
- All residential units will have access to the Marsh Road sidewalk through an internal sidewalk network.

- **Existing Zoning**



The site is currently zoned R-12MF (CD) (Multi-Family Residential, Conditional) and has the same zoning to the west and south of the site. There is R-20MF (Multi-Family Residential, Conditional) to the east and N1-B (Neighborhood 1-B) to the north of the property.



The site, location is indicated by red star above, is currently developed with a medical office, commercial structure. The site abuts single-family residential to the west, multi-family residential to the east and south, and an educational facility to the north. Major businesses in the near vicinity of the site include multiple religious campuses, a personal service establishment, a retail goods establishment, and a childcare center.



This is a street view of the site facing west from Marsh Road. The site is currently developed with a medical office.



This is a street view facing north on Marsh Road. This area is developed with an educational facility and single family, residential lots.



This is a street view facing south on Marsh Road. This area is developed with primarily multi-family.

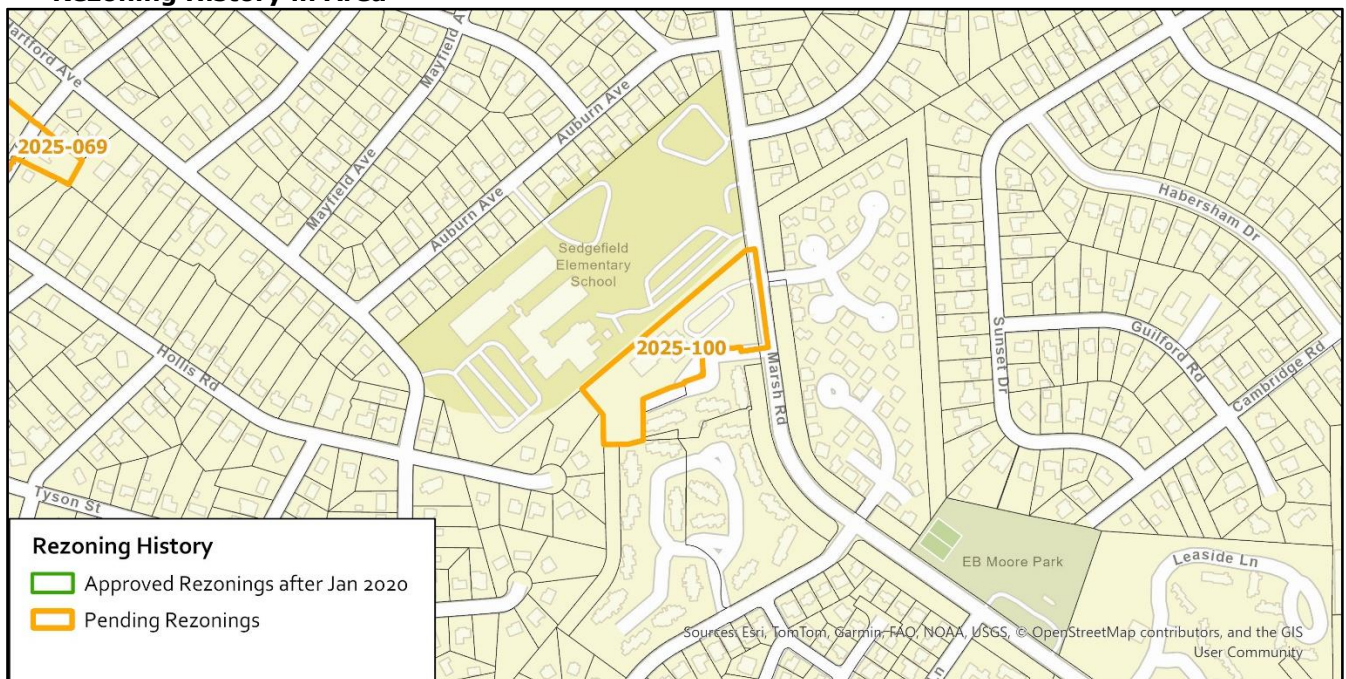


This a street view of a multi-family, residential development facing east on Marsh Road.



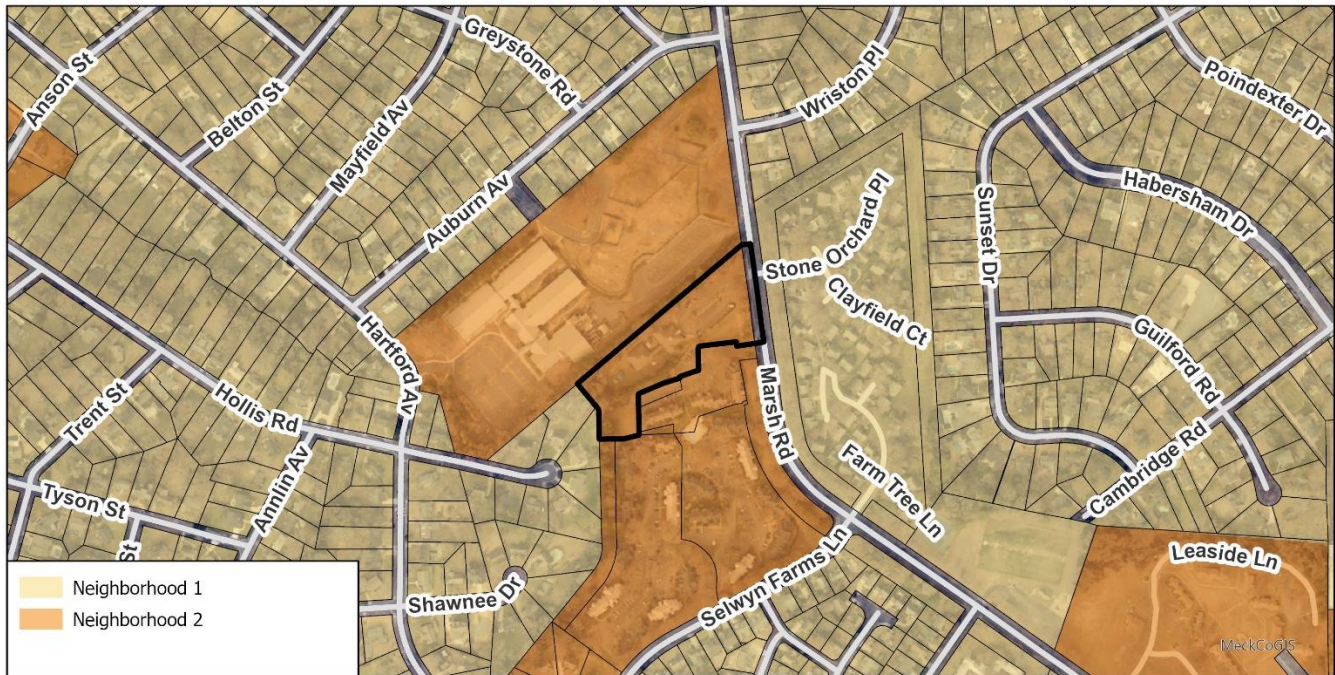
This is a street view of the single family residential development to the southwest of the site.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2025-069	Requesting a site plan amendment to allow for the development of mixed uses to include residential, retail, and office uses on approximately 3.40 acres	Pending

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Marsh Road, a City-maintained major collector, north of Selwyn Farms Lane, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site conditional note revisions are needed to fix a minor error.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - See Outstanding Issues, Note 1
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 436 trips per day (based on 9,153 square feet of commercial uses).
 - Entitlement: 436 trips per day (based on 9,153 square feet of commercial uses).
 - Proposed Zoning: 163 trips per day (based on 37 multi-family attached units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See Outstanding Issues, Note 2 through 4
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 2 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Dilworth Elementary remain at 142%
 - Sedgefield Middle remains at 60%
 - Myers Park High remains at 108%

- **Charlotte Water:** Charlotte water has accessible water system infrastructure for the rezoning *boundary* via an existing 8-inch water distribution main along Marsh Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 200' north of the zoning boundary along Marsh Road. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704)432-2854 See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 5 through 10

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. CDOT: Revise site plan and conditional note(s) to clarify a 40' vehicle turn around between gated entrance and back of sidewalk.

Site and Building Design

2. Fire: Must be a minimum width of 20 feet for undivided entry/exit or 16 feet for divided entry/exit.
3. Fire: All gates shall have a Knox Box or Knox Switch for fire department access.
4. Fire: Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200
5. Urban Forestry: Replanted tree save is not a default option and some preservation is required.
6. Urban Forestry: Refer to Charlotte Tree Manual for acceptable tree save dimensions.
7. Urban Forestry: When using the drip line of heritage tree or specimen trees, the actual drip line must be used, not just an area based on tree diameter. This area must also be protected in order to qualify.
8. Urban Forestry: Protected tree save must be a min of 30' wide.
9. Urban Forestry: There is a 10' no build zone around tree save area. This would apply to buildings and wall/enclosures.
10. Urban Forestry: Utilities are not permitted within tree save areas.
11. Entitlement Services: There is an approximately 60' berm along the front of the property. Adjust the site design to be consistent with existing development along Marsh Road which incorporates large setbacks.
12. Entitlement Services: Please specify what type of open space is being proposed.
13. Urban Design: Expand the footprint of open space and increase minimum open space dimension The allocation of 10' in front of the units for open space is narrow and will not be ample to program or activate with quality open space.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Site and Building Design

14. Entitlement Services: List the rezoning petition number.
15. Entitlement Services: Show adjacent building footprints on the plan
16. Entitlement Services: Prohibited materials should list limitations on the use in terms of percentage of the material on façades.

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

Planner: Sheighla Tippet (980) 384-4632