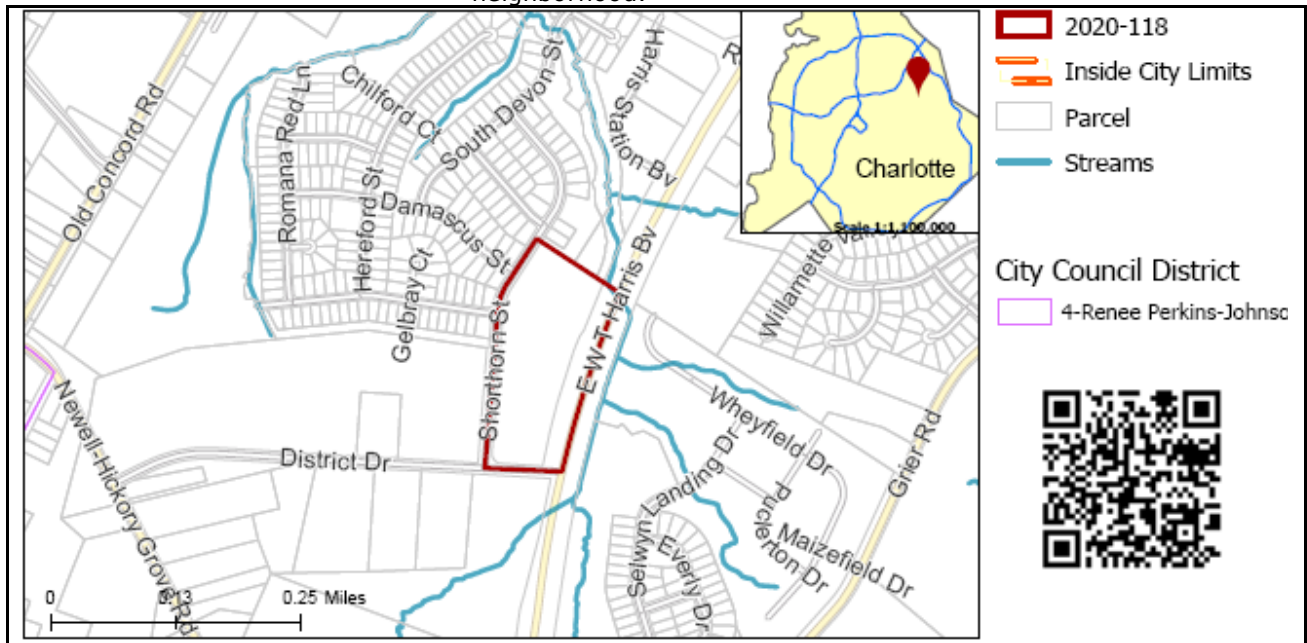


REQUEST

Current Zoning: O-1 (CD) (office, conditional)
Proposed Zoning: R-12 MF (multi-family residential)

LOCATION

Approximately 9.042 acres located off District Drive between W.T. Harris Boulevard and Shorthorn Street in the University City neighborhood.



SUMMARY OF PETITION

The petition proposes to develop a greenfield site in the University City area to allow for all uses, both by right and under prescribed conditions, permitted within the R-12 MF zoning district.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Grier Newell Properties
TWG Development
Travis Vencel, TWG Development

COMMUNITY MEETING

Meeting is not required.

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Newell Area Plan's* (2002) recommendation (as amended by rezoning petition 2005-024) for office uses at the site.

Rationale for Recommendation

- Multi-family housing is an appropriate transitional land use between the established single family neighborhood to the northwest and W.T. Harris Boulevard.
- The request for residential uses in this location is reasonable as the site is proximal to existing neighborhood services and may be accessed through the adjacent single-family neighborhood's pedestrian infrastructure by means of a .75 mi. walk. Building community around neighborhood services is an overall objective of the *Newell Area Plan*.

- The petition achieved the Plan’s land use objective of “encouraging a range of housing types and densities that will meet the need of different types of households.

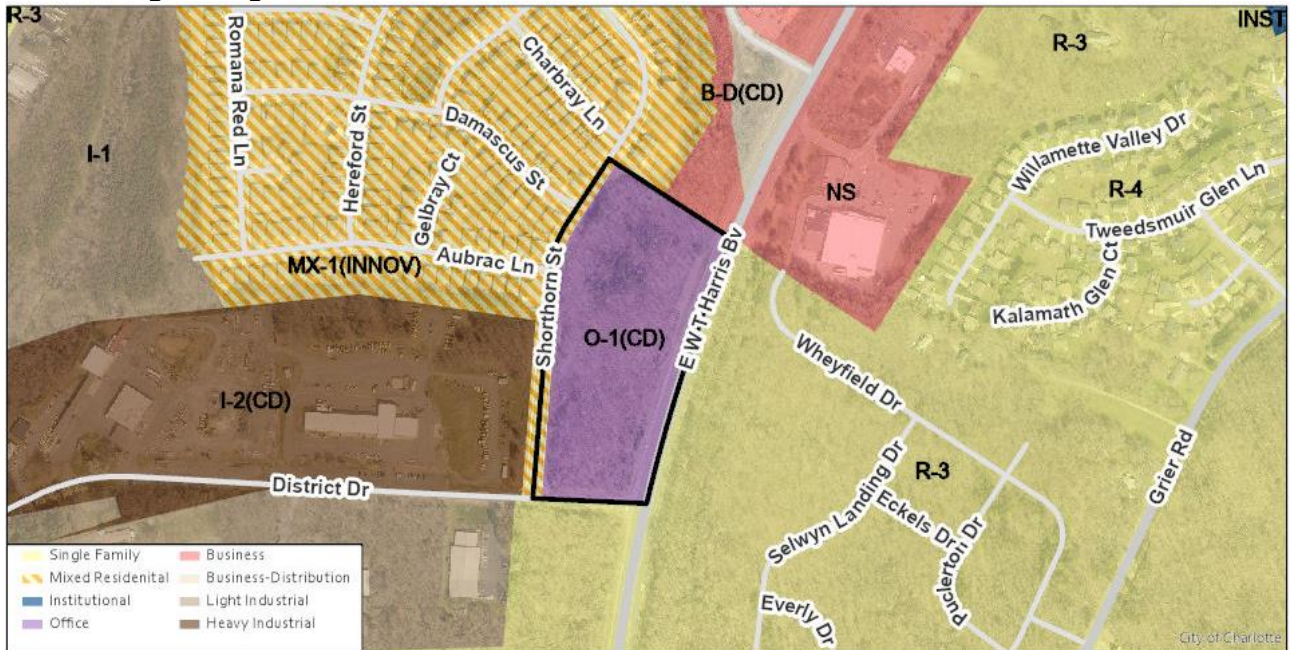
The approval of this petition will revise the adopted future land use as specified by the *Newell Small Area Plan* from office uses to residential uses up to 12 dwelling units per acre (DUA) for the site.

PLANNING STAFF REVIEW

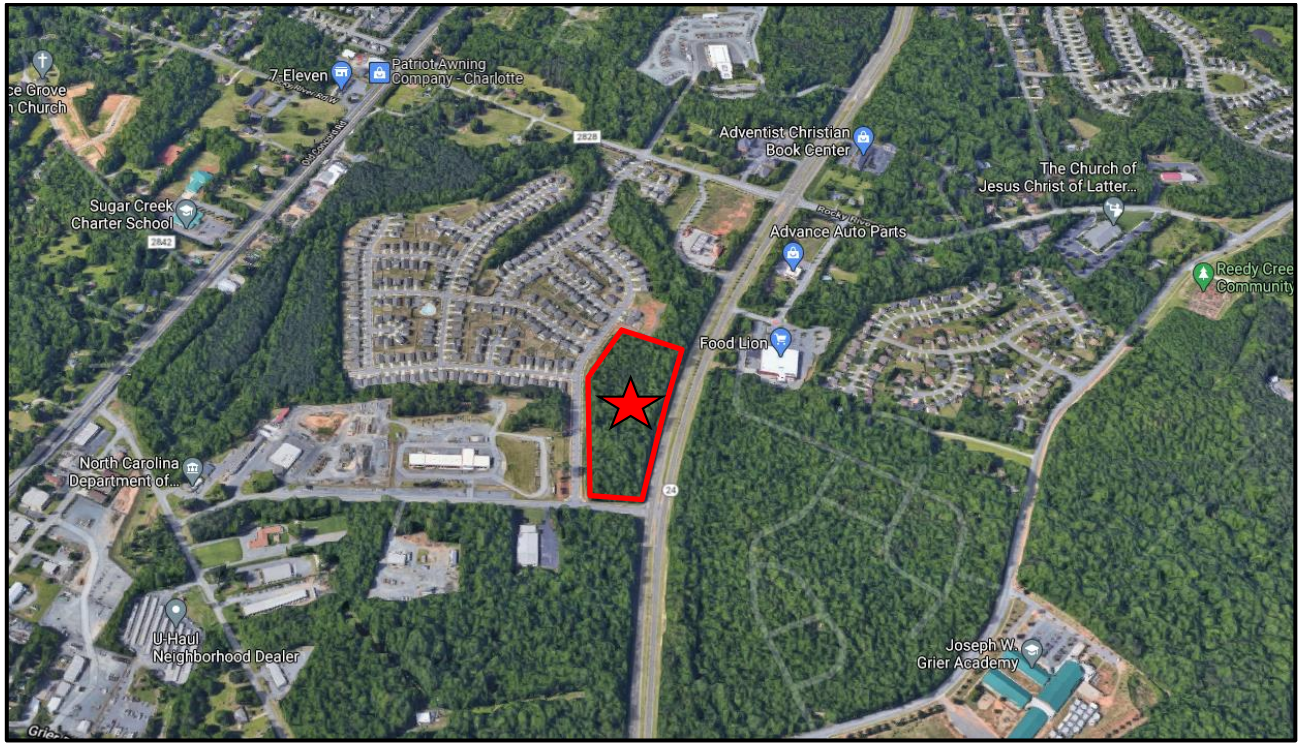
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



This parcel was most recently rezoned in 2005 (2005-024) which entitled the land for within this parcel for office uses up to 99,000 SF. The residential portion of this planned development was constructed and is the area zoned MX-1(INNOV) to the northwest of the site. The area surrounding the development is a mixture of retail, industrial, and single family residential uses.



General location of subject property outlined with red boundary.

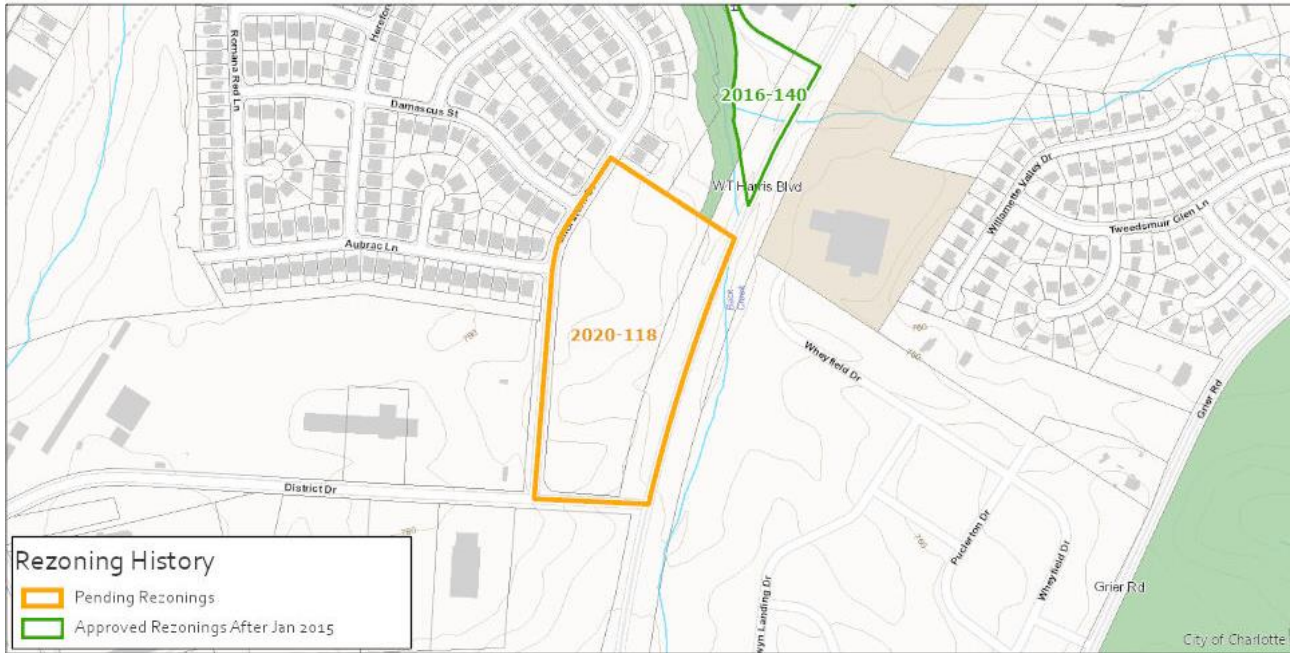


Streetview looking NW towards the corner of the subject property from W.T. Harris Boulevard at District Drive.



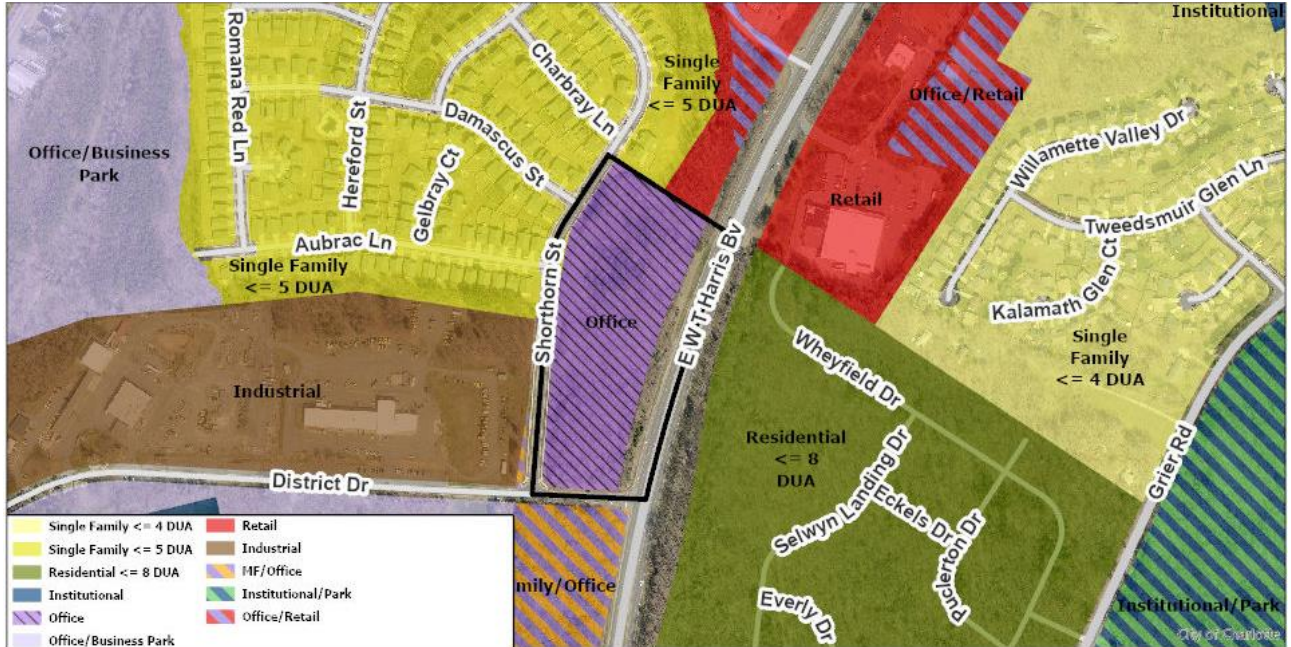
Streetview looking NW from Shorthorn Street towards existing SFH community. The subject is immediately SE from this viewpoint.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-140	Site plan amendment to allow a mixture of uses including retail, restaurant, office, and self-storage uses.	Approved

• **Public Plans and Policies**



- The *Newell Area Plan* (2002) recommends office uses for the site.

• **TRANSPORTATION SUMMARY**

- The site is located on local roads and a Class 2 Thoroughfare. CDOT supports recommendation from the *Newell Area Plan* described in the CDOT memo dated 9/3/2020. During the permitting phase, the petitioner’s site plan needs to meet ordinance requirements.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land use).

Entitlement: 965 trips per day (based on 90,400 SF office).

Proposed Zoning: 780 trips per day (based on 108 housing units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 27 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 27 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Newell Elementary from 115% to 118%
 - MLK, Jr. Middle from 98% to 98%
 - Vance High from 129% to 129%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Shorthorn Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Shorthorn Street. See advisory comments at www.rezoning.org

- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** See advisory comments at www.rezoning.org
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** 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.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Will Linville (704) 336-4090