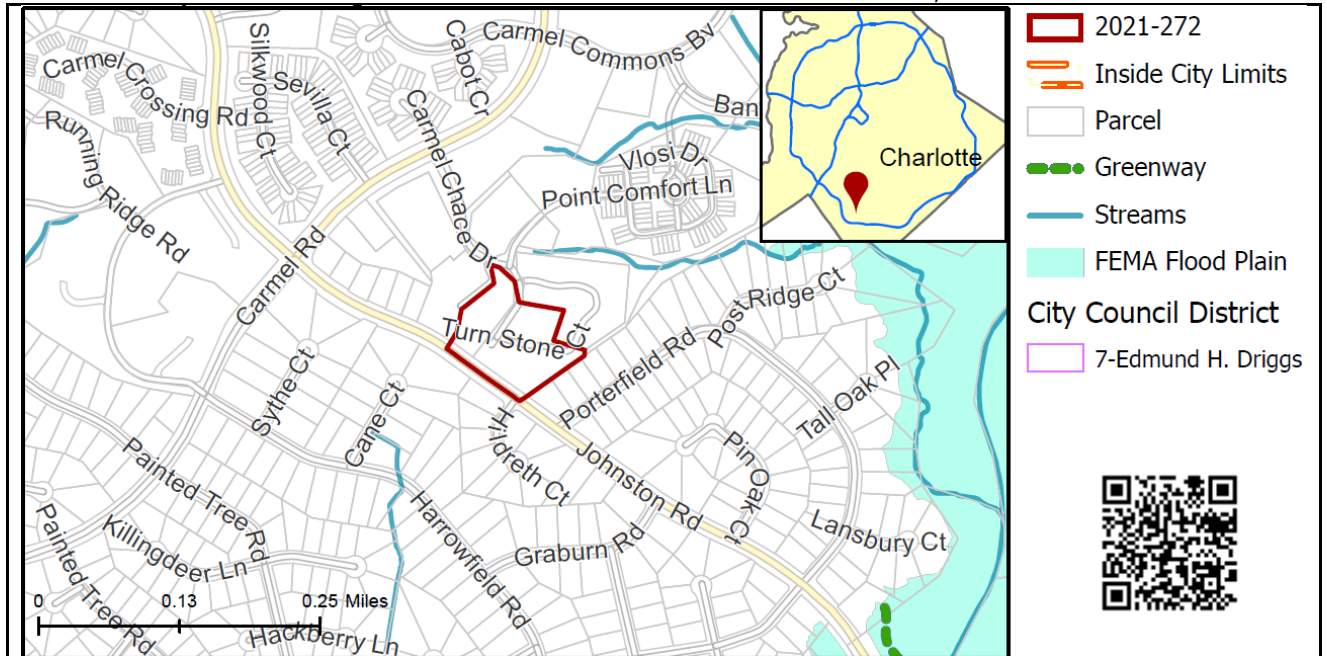


**REQUEST**

Current Zoning: R-12MF(CD) (Multi-Family Residential, Conditional)  
Proposed Zoning: R-12MF(CD) SPA (Multi-Family Residential, Conditional, Site Plan Amendment)

**LOCATION**

Approximately 4.35 acres located on the east side of Johnston Road and south side of Carmel Chace Drive, south of Carmel Road



**SUMMARY OF PETITION**

The petition proposes to construct up to 31 single family attached dwellings (townhomes) and relocate the amenity facility/open space area as an additional phase to the existing townhome development in south Charlotte.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Carmel Chace HOA  
Baybridge Group  
Walter Fields

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 12.

**STAFF  
RECOMMENDATION**

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

Plan Consistency

The petition is **consistent** with the *South District Plan* recommendation for multi-family residential.

Rationale for Recommendation

- The site is a portion of an existing single family attached (townhome) community owned by the HOA.
- The site is vacant, open space and an amenity facility.

- The petition constructs up to 31 single family attached units at a density of 7.12 units per acre, below the density of 12 units per acre allowed in the R-12MF zoning category and relocates the amenity area/open space.
- Limits building height to 40 ft.
- Installs a new buffer along the eastern property line abutting single family homes.
- The petition provides additional housing options to the area.
- The site is located off Johnston Road a major thoroughfare.

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

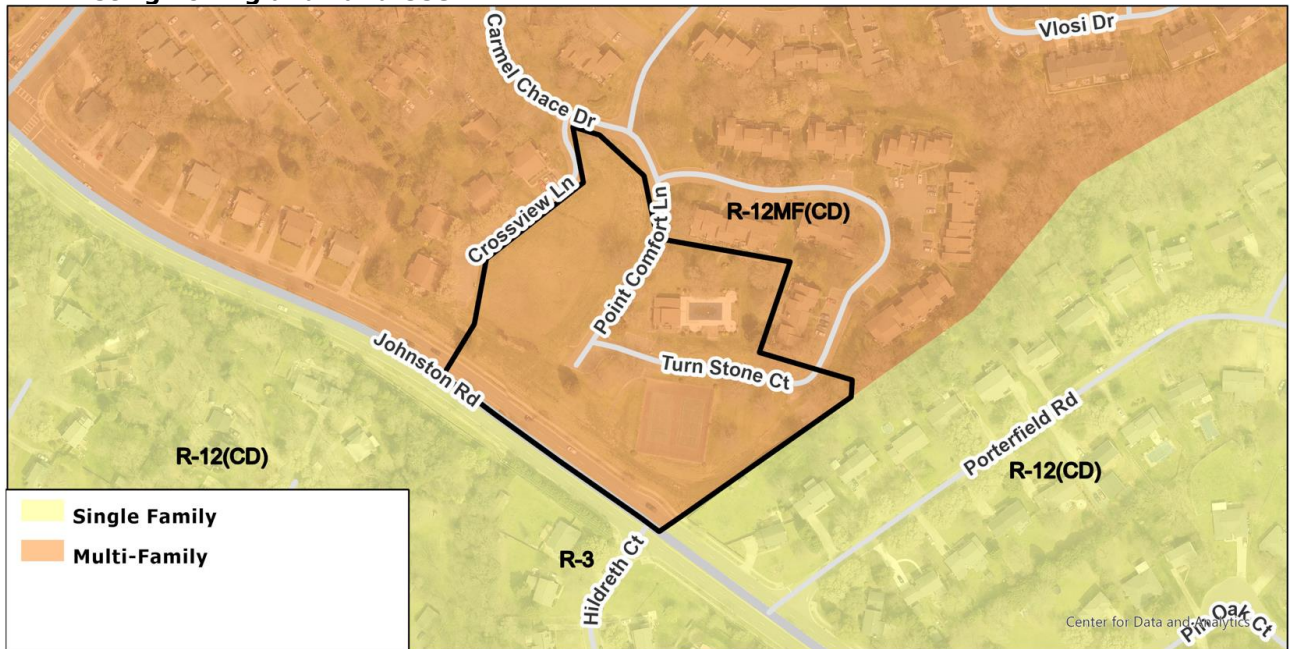
The site plan amendment contains the following changes:

- Allows 31 single family attached dwellings on a 4.35 acre portion of a larger area previously rezoned to allow 159 units on 31 acres. The density for the proposed rezoning is 7.12 units per acre.
- Relocates the amenity area/open space.

The site plan accompanying this petition contains the following provisions:

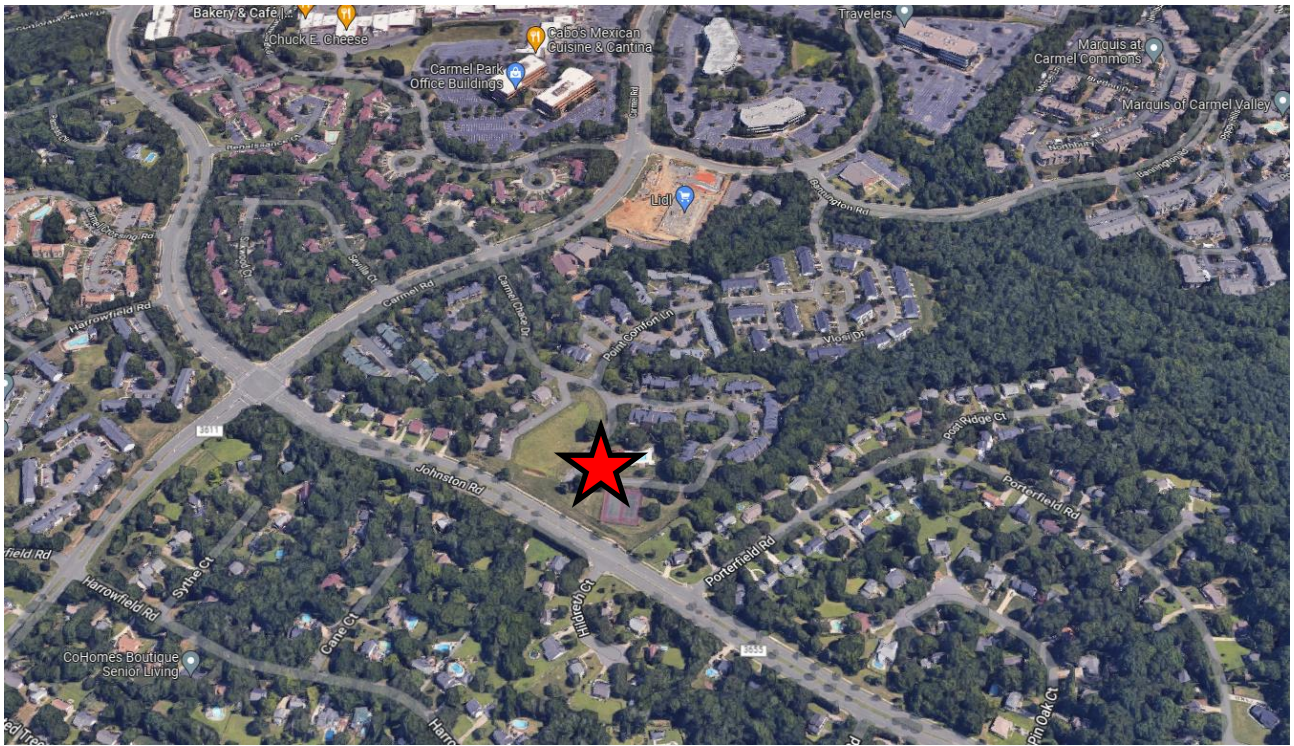
- Commits to architectural standards related to roof design, blank walls for facades facing public or private streets and garage doors.
- Limits the building height to 40 ft.
- Provides landscaping along Johnston Rd.
- Vehicular access via anew private street connection to Johnston Rd and connection to existing private streets within the larger townhome community.
- Dedicates right-of-way along Johnston Rd and constructs a 12 ft multi-use path along the frontage.

• **Existing Zoning and Land Use**



The site is part of the Carmel Chace community, in an area previously rezoned by 1976-011(C) to R-12MF(CD) to allow 159 multi-family residential on total of 31 acres, a density of 5.12 units per acre. The site is located in an area with a mix of various types of residential uses.





The site, indicated by the red star above, is located on Johnston Road and is in an area with single family attached residential to the north and west and single family detached residential to the south and east. Further north along Carmel Rd and are commercial and office uses in the Carmel Rd activity center.



The site is primarily vacant and open space. An amenity facility constructed with the existing townhome community is also located on the site.



North of the site along Carmel Chace Dr. are existing single family attached dwellings in the Carmel Chace community.





East of the site, along Porterfield Rd., are single family detached homes.



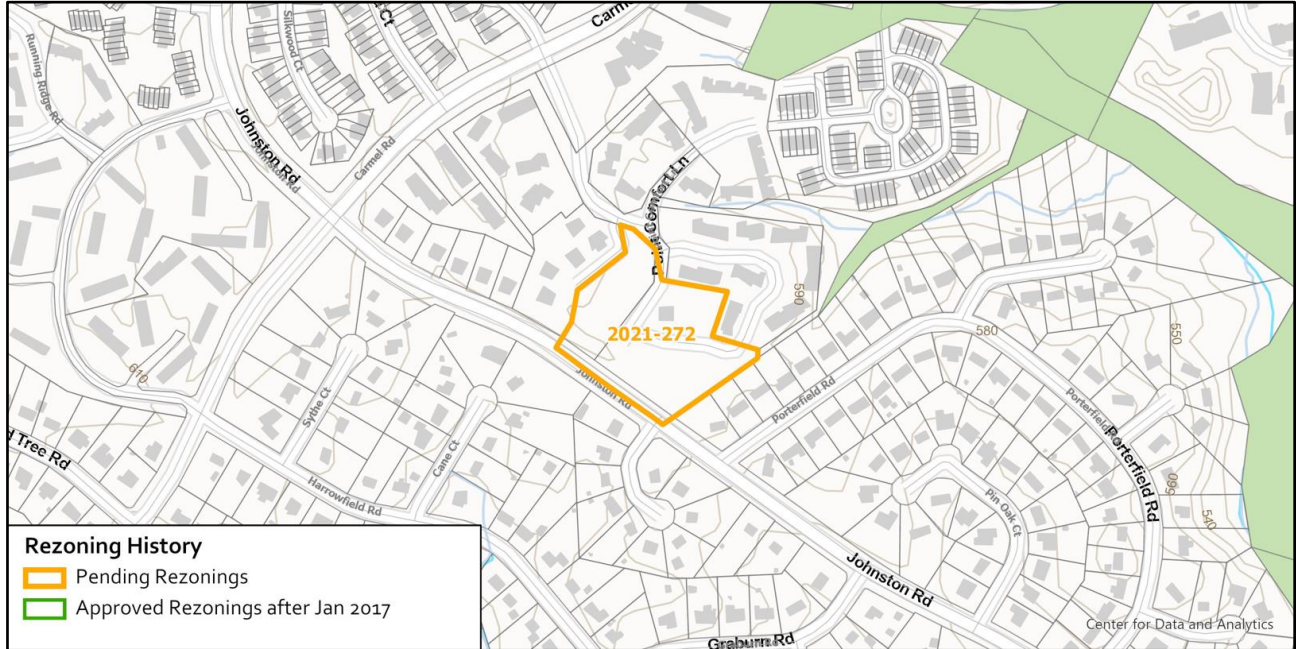
South of the site, across Johnston Rd., are single family detached homes fronting Hildreth Ct. and Cane Ct.



West of the site, along Crossview Ln., are single family attached dwellings in the Carmel Chace community.

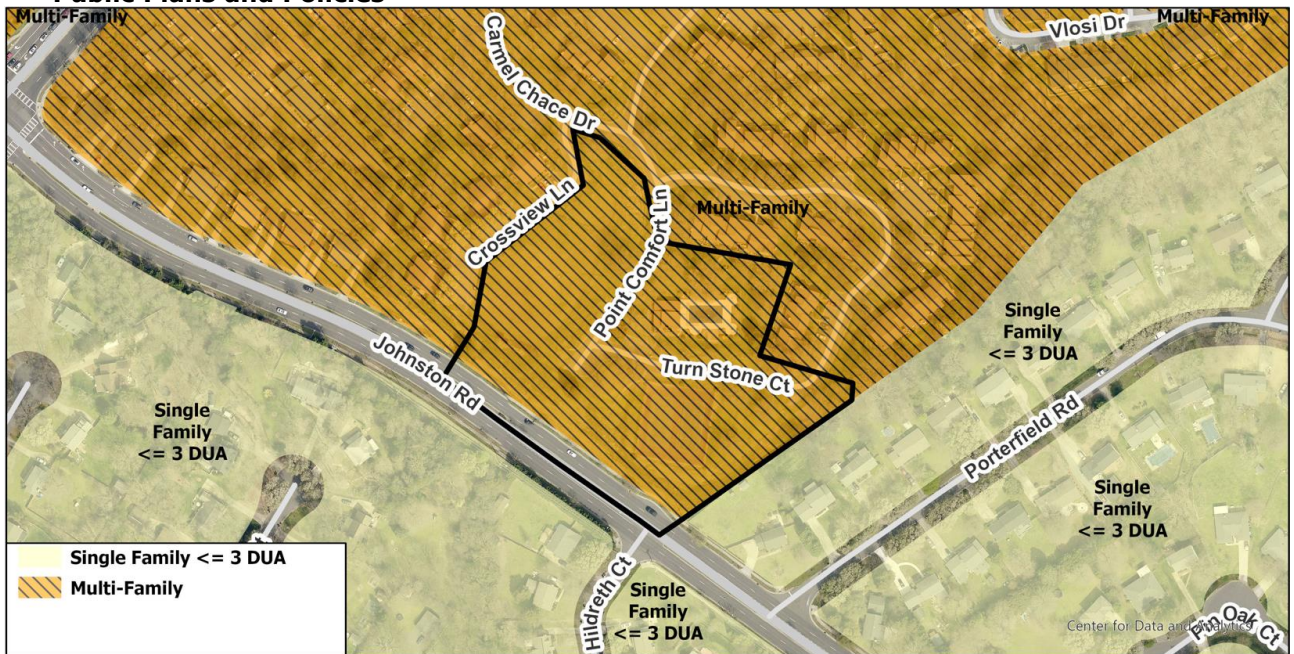


- **Rezoning History in Area**



There has not been any recent rezoning activity in the area.

- **Public Plans and Policies**



- The *South District Plan* (1993) recommends multi-family residential use.

- **TRANSPORTATION SUMMARY**

- The site is adjacent to a City-maintained Major Thoroughfare, Johnston Road. A Traffic Impact Study (TIS) is not needed for the review of this petition due to the site generating less than 2,500 daily trips. Site plan revisions are needed to construct bicycle facilities with a 12' multi-use path along Johnston Road in accordance with the Charlotte BIKES Council-adopted Policy. Further details are listed below.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - See Outstanding Issues, Note 1-3
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant).
    - Entitlement: 285 trips per day (based on 52 multi-family dwellings).
  - Proposed Zoning: 190 trips per day (based on 31 single family attached dwellings).

**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:** See Requested Technical Revisions, Note 9
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 9 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 9 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Endhaven Elementary at 106%
    - Quail Hollow Middle at 124%
    - South Mecklenburg High from 133%.
- **Charlotte Water:** Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 36-inch water distribution main located along Johnston Rd.. 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:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** See Requested Technical Revisions, Note 13-14

**OUTSTANDING ISSUES**

Transportation

1. Site plan and conditional note(s) revisions are needed to commit to construct bicycle facilities by installing a 12' multi-use path along the Johnston Road frontage to meet the City Charlotte BIKE Policy.
2. Add a site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued as needed. CDOT requests rights-of-way set at 2-ft behind back of sidewalk where feasible.
3. Add a site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

Site and Building Design

4. Provide calculation showing original rezoning area complies with 60% minimum unobstructed open space. Need to show that the existing development will still comply with this requirement
5. Provide/confirm a minimum 50% open space in the rezoning area per minimum Ordinance standard.
6. Add a note committing to a minimum square footage of area to be used for amenitized common open space that would include features such as seating, play areas, walkways, pedestrian scale lighting and landscaping, etc.
7. Increase buffer abutting single family to 50 feet Class C if this is considered a unified site. Only way to use smaller buffer is if side and rear yards are provided within the parcel/rezoning boundary.

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

8. Remove Architectural standard Note 7 as note 9 covers height for all units.
9. Show area to be set aside for solid waste that would be used for parking in the event private collection is provided as indicated in the Environmental features note.
10. Amend site plan to show entry and driveway for unit number 10.
11. Amend architectural standard note 3 to say "proposed along" instead of "visible from." Visible from is subjective and has caused issues during plan review.
12. Show minimum 16' building separation between unit 17 and 14-16.

Environment

13. Add note that states "Site shall comply with the Charlotte Tree Ordinance."
  14. Provide a survey that identifies all trees of eight-inch dbh or greater and all planted trees of two-inch caliper or greater and six feet in height that grow partially or wholly within the city right-of-way.
- 

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**





**Planner:** John Kinley (704) 336-8311

## Goals Relevant to Rezoning Determinations








### Rezoning Petition # 2021-272

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 and adopted (anticipated early 2022).

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

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<p><b>Goal 1: 10- Minute Neighborhoods</b></p> <p>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.</p>	<b>X</b>
	<p><b>Goal 2: Neighborhood Diversity &amp; Inclusion</b></p> <p>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.</p>	<b>✓</b>
	<p><b>Goal 3: Housing Access for All</b></p> <p>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.</p>	<b>X</b>
	<p><b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b></p> <p>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.</p>	<b>N/A</b>



	<p><b>Goal 5: Safe &amp; Equitable Mobility</b>  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><b>Goal 6: Healthy, Safe &amp; Active Communities</b>  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>N/A</p>
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b>  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>N/A</p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b>  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><b>Goal 9: Retain Our Identity &amp; Charm</b>  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><b>Goal 10: Fiscally Responsible</b>  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>