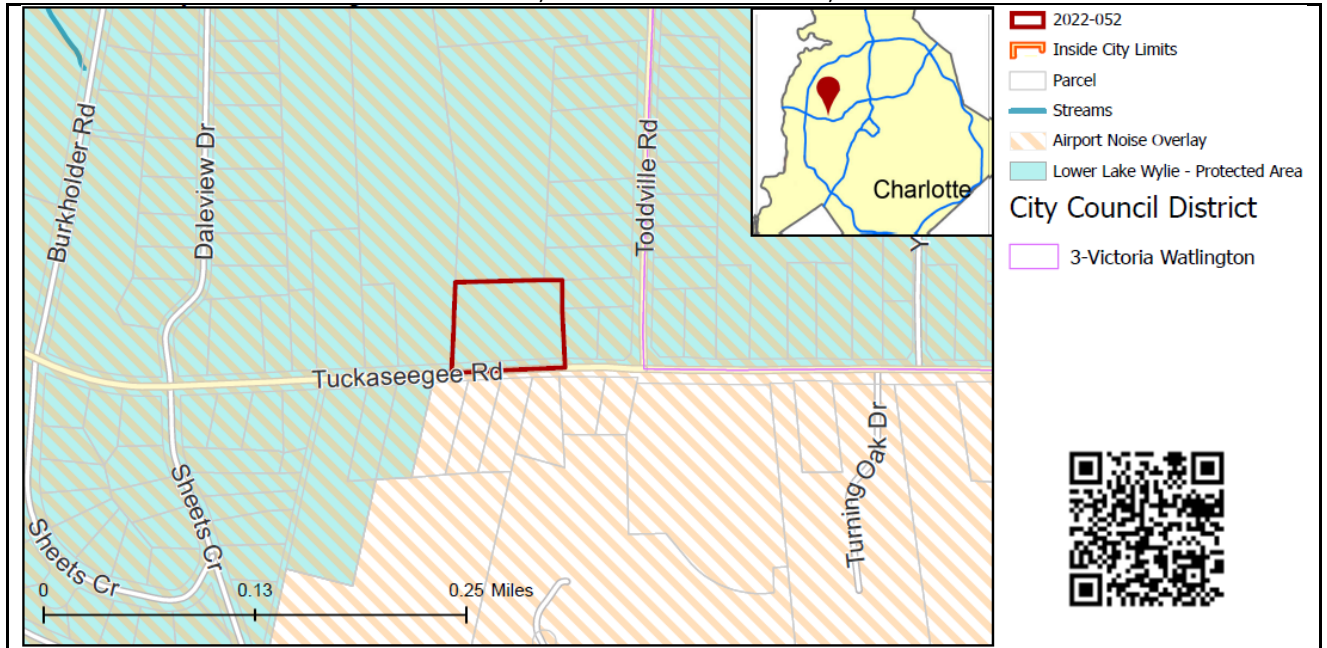


**REQUEST**

Current Zoning: R-3 AIR LLWPA (single family residential, airport noise overlay, lower Lake Wylie protected area)  
Proposed Zoning: R-17MF AIR LLWPA(CD) (multi-family residential, airport noise overlay, lower Lake Wylie protected area, conditional)

**LOCATION**

Approximately 1.9 acres located on the north side of Tuckaseegee Road, west of Toddville Road, and north of Interstate 85.



**SUMMARY OF PETITION**

The petition proposes to redevelop a parcel with 1 single family homes with a residential community of up to 29 townhouse style units in west Charlotte.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Woodlawn Community Fellowship  
Carolinas Properties, LLC  
Michael Barnes, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- There is a mix of single family detached, institutional and multi-family uses in the area.
- The petition increases the housing types and options in the area.
- The development provides a transition from the institutional use to the west to the single family homes to the east.
- The site is located on Tuckaseegee Rd. a minor thoroughfare, which is an appropriate street type for attached residential development.

- The plan limits the maximum number of units per building to 4, maximum height of 40 ft. so that building scale will be similar to what is allowed in single family residential zoning.
  - The petition could facilitate the following *2040 Comprehensive Plan* Goals:
    - 1: 10-Mintue Neighborhood
    - 2: Neighborhood Diversity
    - 5: Safe & Equitable Mobility
- The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 recommended Place Type to Neighborhood 2 Place Type for the site.

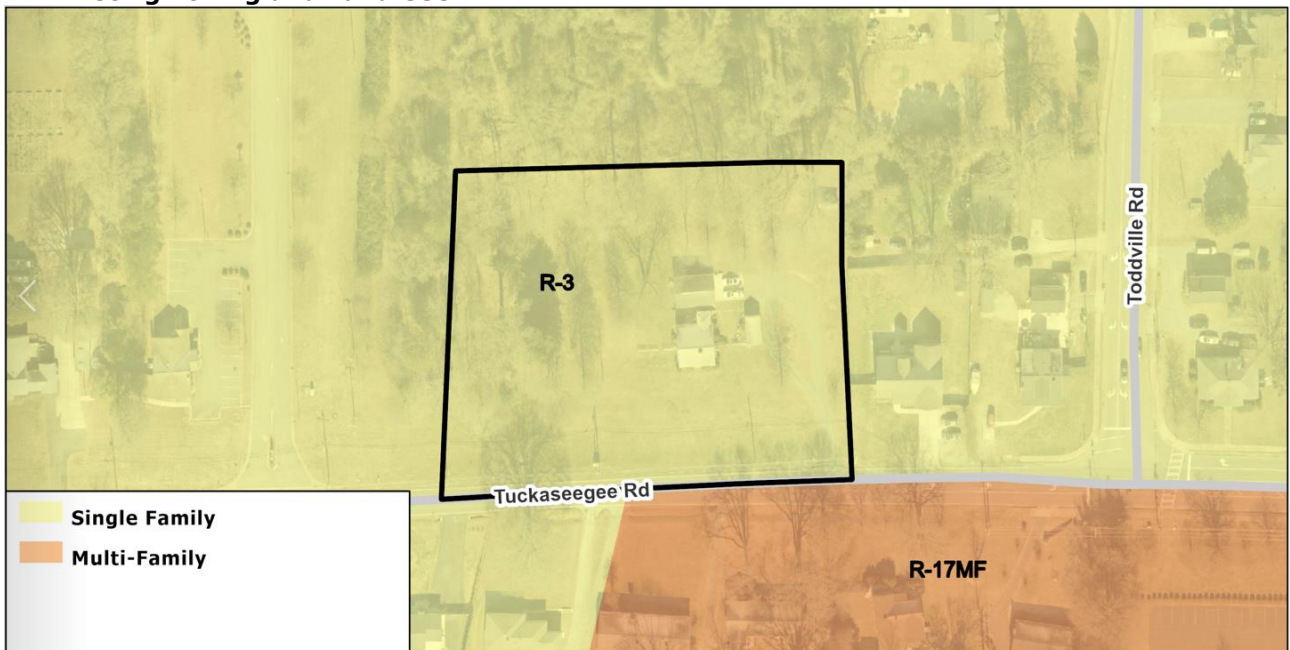
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

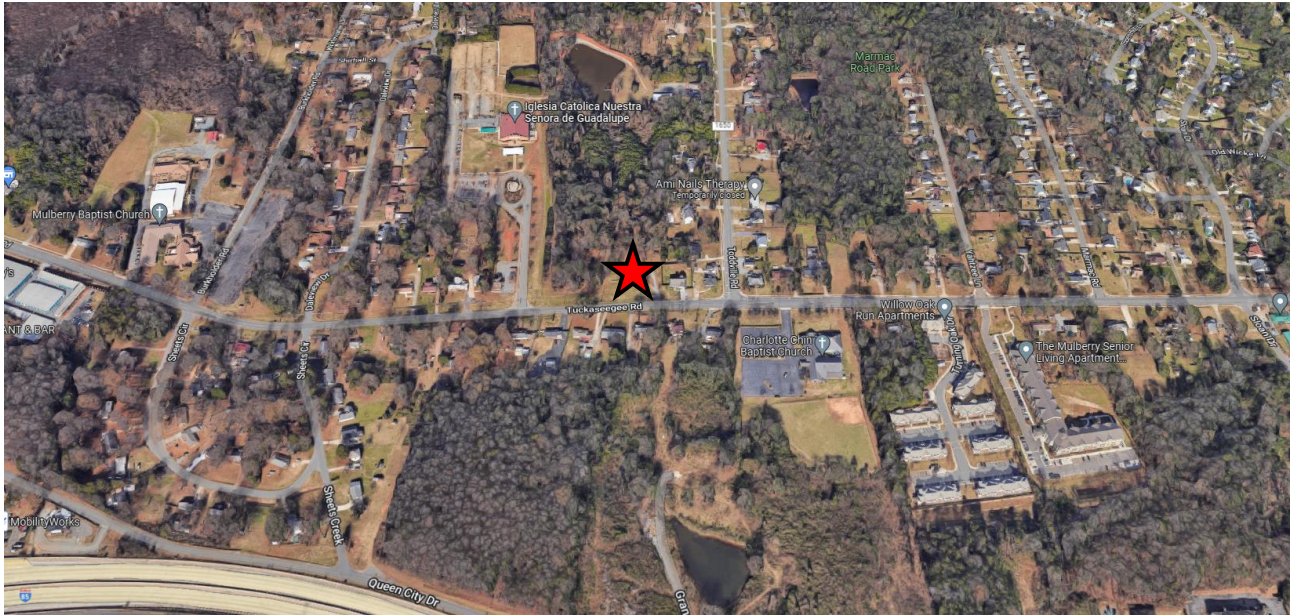
- Up to 29 single family attached residential units with no more than 4 units per building.
- Maximum building height of 40 ft.
- Units along Tuckaseegee Rd will front the road. Parking is internal to the site.
- Provides 0.5 guest parking spaces per unit.
- Vehicular access via a single driveway from Tuckaseegee Rd.
- Constructs an 8 ft planting strip and 8 ft sidewalk. And a 8 ft buffered bike lane along Tuckaseegee Rd.
- Provides a CATS bus waiting pad along Tuckaseegee Rd. with final location to be determined in coordination with CATS during permitting.
- Provides Ordinance required 18 ft wide Class C buffers with fence along the western, northern and eastern property lines adjacent to single family use and zoning.
- Commits to architectural standards related to 4 sided architecture, allowed exterior building materials, maximum building length, maximum expanses of blank walls, porches or stoops facing the public street, raised or recessed entries, and varied architectural facade features per unit.

• **Existing Zoning and Land Use**



The site is in an area with a mix of single family and multi-family residential zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3	N1-A	N1, Neighborhood 1



The site, indicated by the red star above, is in an area with a mix of institutional, single family and multi-family residential uses. Commercial uses are approximately 1/2 mile to the west at Little Rock Rd.



The site is developed with 1 single family detached home.



North of the site is vacant wooded land.



East of the site are single family detached dwellings fronting Tuckaseegee Rd and Toddville Rd.

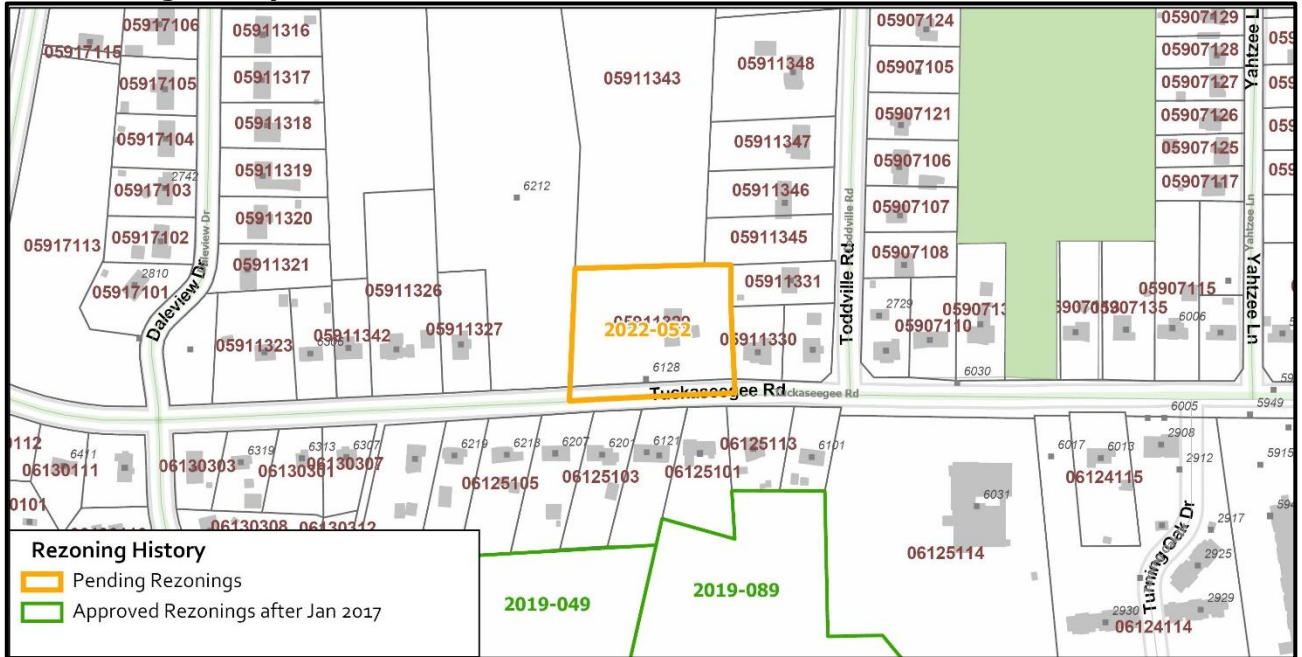


South of the site, across Tuckaseegee Rd are single family detached dwellings.



West of the site is a religious institutional use.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-049	Rezoned 9.0 acres south of the site on Queen City Dr. to allow a hotel with up to 225 rooms.	Approved
2019-089	Rezoned 16.7 acres south of the site on Queen City Dr. to allow 450 hotel rooms or 450,000 square feet of hotel uses and up to 25,000 square feet of uses permitted in the B-2 district.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 place type for the site.

- **TRANSPORTATION SUMMARY**

- This site is located on Tuckaseegee Road, a City-maintained minor thoroughfare, west of Toddville Road. In accordance with City Ordinances and Charlotte WALKS Policy, the petitioner has committed to provide pedestrian infrastructure along the site's frontage of Tuckaseegee Road. Additionally, in accordance with Charlotte WALKS and BIKES Policies, and the Vision Zero Action Plan, the petitioner has committed to provide a buffered bike lane along the site's frontage of Tuckaseegee Road. CDOT has no outstanding issues.
  - **Active Projects:**
  - N/A
  - **Transportation Considerations**
  - See Requested Technical Revisions, Notes 3-6 Addressed.
  - **Vehicle Trip Generation:**
- Current Zoning:
- Existing Use: 10 trips per day (based on 1 single family dwelling unit).
  - Entitlement: 50 trips per day (based on 5 single family dwelling units).
  - Proposed Zoning: 175 trips per day (based on 29 townhouse 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 3 students, while development allowed with the proposed zoning may produce 4 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 1 student.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Tuckaseegee Elementary remains at 101%.
    - Whitewater Middle remains at 87%.
    - West Mecklenburg High remains at 78%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main located along Tuckaseegee Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Tuckaseegee Road. 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:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Site and Building Design

1. ~~Setback for planned multi-family is 27 feet from ROW. Dimension required front setback.~~ Addressed, the required setback is actually 30 ft and the petitioner amended the plan to provide 30 ft from the ROW.

##### Environment

2. ~~Reference tree save guidelines for tree save requirements. Some of the information on the plan does not meet minimum requirements.~~ Addressed

#### REQUESTED TECHNICAL REVISIONS

##### Transportation

3. ~~Label the "Proposed curb and gutter".~~ Addressed
4. ~~Label the "Proposed right-of-way".~~ Addressed

5. Amend Note 4) under streetscape and landscaping to change "dedicated" to "dedicate."  
Addressed
  6. Label "Proposed planting strip" and "Proposed sidewalk" elements. Addressed  
Site and Building Design
  7. Amend note 1 in permitted uses to state single family attached residential to match development data table. Addressed
  8. Amend note 1a) in permitted uses to say up to 29 total units and may include up to 4 single family attached units per building. Addressed
  9. Provide a round number for guest parking. Addressed
- 

**Additional Information (department memos, site plans, etc.) online at [www.rezoning.org](http://www.rezoning.org)**

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