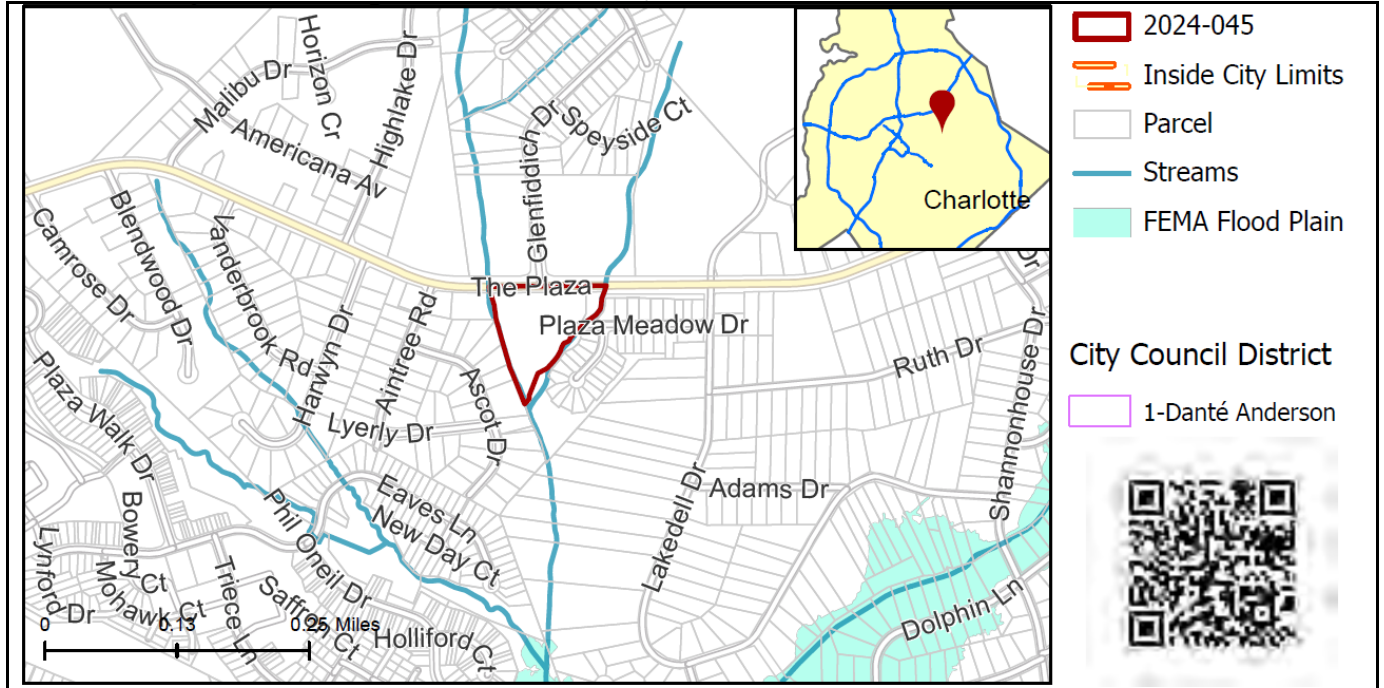


REQUEST

Current Zoning: N1-B (Neighborhood 1 – B)
Proposed Zoning: N2-A(CD) (Neighborhood 2 – A, conditional)

LOCATION

Approximately 3.726 acres located along the south side of The Plaza, east of Aintree Road, and west of Lakedell Drive.



SUMMARY OF PETITION

The petition proposes to allow the development of multi-family attached residential units on parcels developed with one single family home.

PROPERTY OWNER

Roberta and Theodore Kennedy

PETITIONER

Drakeford Communities

AGENT/REPRESENTATIVE

Bobby Drakeford, The Drakeford Company, LLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the first Community Meeting: 36
Number of people attending the second Community Meeting: 7

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The Shannon Park neighborhood is comprised of single family and multi-family residential areas with commercial nodes interspersed throughout that provide amenities to surrounding residents. This proposal would change the recommended Place Type from Neighborhood 1 to Neighborhood 2 for this property. This *Policy Map* revision is supported by the site's frontage along a state-maintained arterial road, adjacency to existing multi-family developments, proximity to goods and services, and access to multi-modal transit options.

- This proposal would allow uses that are similar in intensity to what is entitled along the northern side of The Plaza, under N2-B and R-9MF(CD) zoning districts.
- Less than a mile from the site in both the east and west directions are areas in the Neighborhood Center Place Type. Within those two Neighborhood Centers are retail, restaurant, and service uses among other neighborhood commercial establishments. These Centers help to support densification in abutting neighborhoods as future residents will be able to easily access amenities within a short walk, bike ride, or transit trip.
- Along the site's frontage is an existing bus stop which the petitioner commits to upgrade to an ADA-compliant bus stop. Alternative transit options are also facilitated in this rezoning with a proposed buffered bike lane as well as expanded and improved sidewalk networks. These pedestrian-oriented mobility options will aid transit connections for future residents in the proposal itself as well as the surrounding neighbors.
- Directly east and west of the rezoning boundary along the south side of The Plaza are single family homes that should be adequately buffered and taken into consideration when new infill development is proposed. The petitioner will provide a 25-foot landscape yard around the perimeter of the site as well as a 60-foot greenway easement along the western boundary. The landscape yard will have prescribed planting standards which will help screen the proposed multi-family uses from the established single family homes. The petition also proposes a maximum building height that matches what is permitted in the abutting N1-B zoning district along the eastern and western rezoning boundaries.
- This petition provides a connection to the existing Plaza Meadow Drive stub on the rezoning's eastern boundary.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility

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

PLANNING STAFF REVIEW

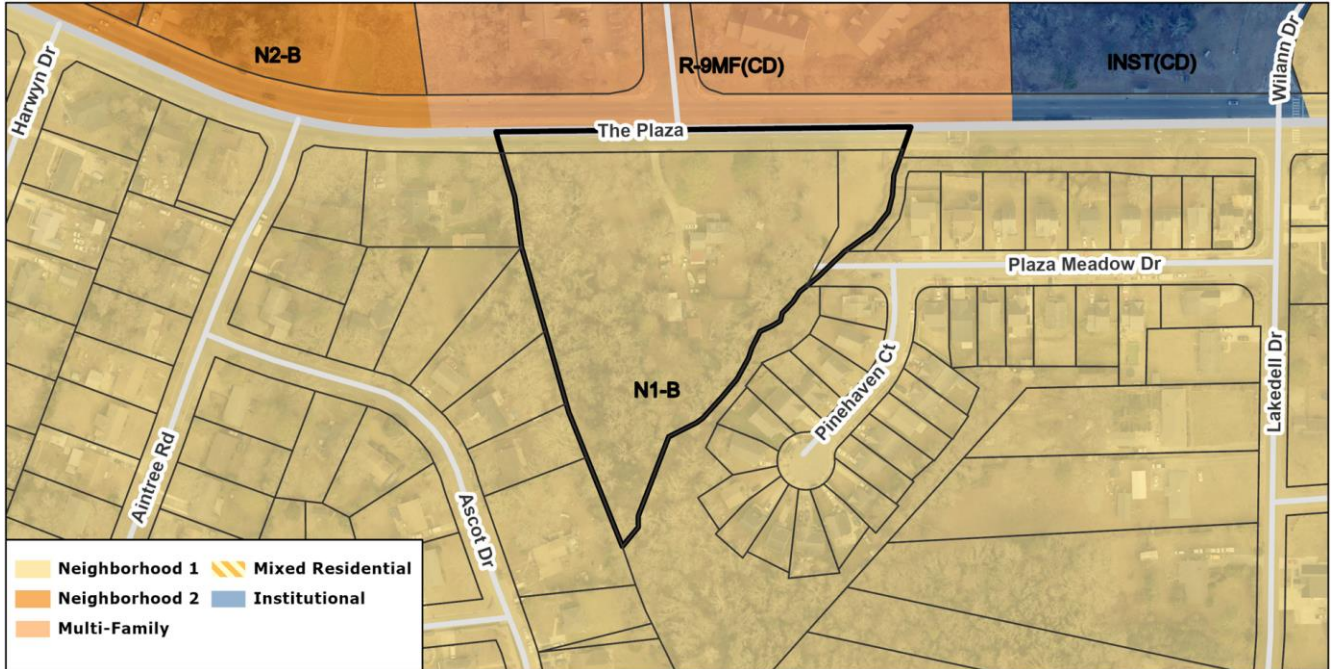
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

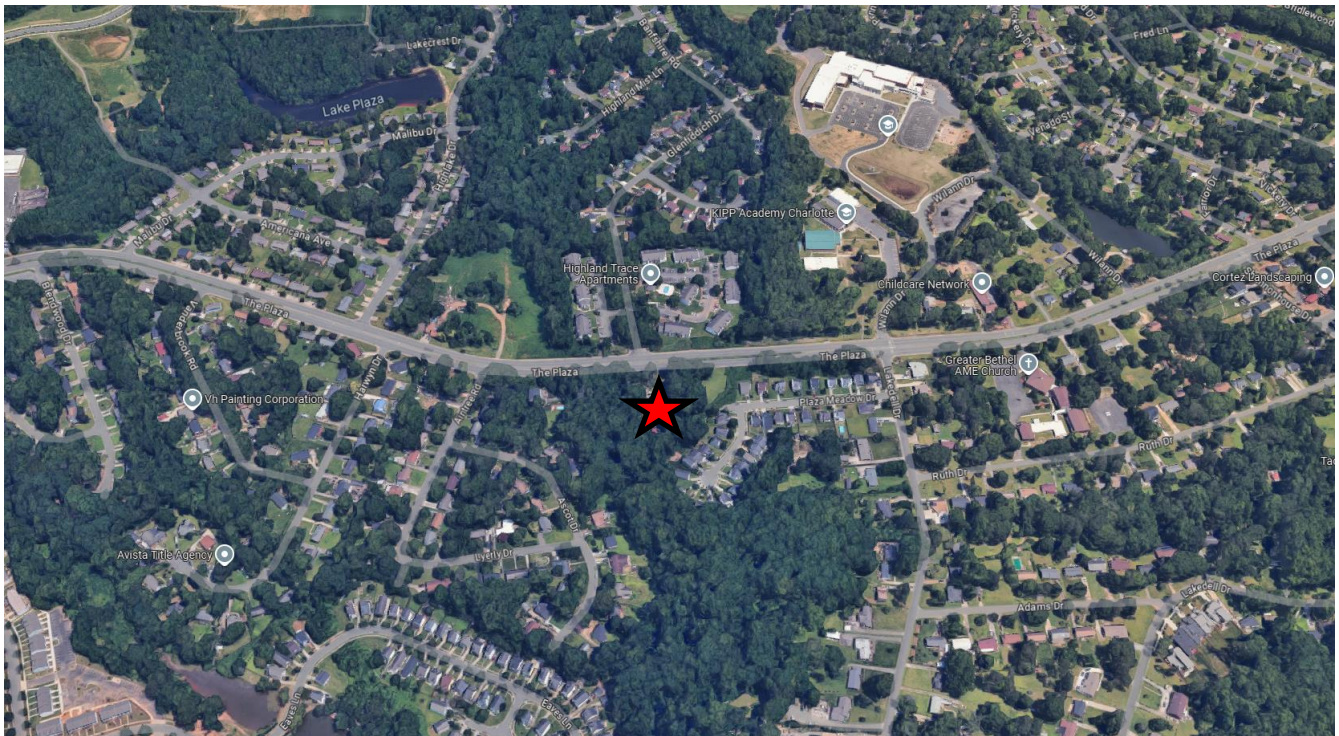
- Allow up to 45 multi-family attached units, up to 48' in height.
- The site may also have park or other open space activities that may be amenitized.
- Provides a 25' Class B Landscape Yard around the perimeter of the site against single family uses.
- Commits to provide either 250 square feet of private open space per unit or useable common open space which may include sidewalks, paths, lighting, and landscaping.
- Commits to dedicate and convey a greenway and stormwater easement to Mecklenburg County at a minimum of 60' in width along the western property boundary. The 60' easement will also include a 50' SWIM buffer for Briar Creek Tributary. The easement will be conveyed to the County prior to the first certificate of occupancy.
- Provides architectural standards:
 - Commits to screening standards for meter banks, HVAC equipment, and dumpster and recycling areas.
 - Each building is limited to no more than five units and may not exceed 150' in length.
 - Commits to preferred building materials.
 - Will construct pitched roofs.
 - Commits to all units having either a porch or stoop a minimum of 3-feet in depth and 5-feet in width.
- Provides transportation provisions:
 - Commits to provide an 8' planting strip and 8' sidewalk or shared use path along its frontage on The Plaza.
 - Provides an 8' separated bike lane along its frontage on The Plaza.

- An ADA-compliant bus stop along The Plaza will be provided, the final location of which will be determined during the Land Development process.
- Notes that should the site be developed as a park, access will be determined by NCDOT and CDOT upon plan submission. Any proposed modifications to access and transportation improvements would need to be agreed upon by CDOT. An ADA-compliant bus stop would still be provided.

• **Existing Zoning**



- The site is currently zoned N1-B and is in an area with N1-B, N2-B, R-9MF(CD), and INST(CD) zoning.



- The subject site is denoted with a red star and is in an area with single family residential, multi-family residential, institutional, and commercial uses.



- The site currently has one single family home.



- North of the site is a multi-family development.



- East of the site are single family homes.

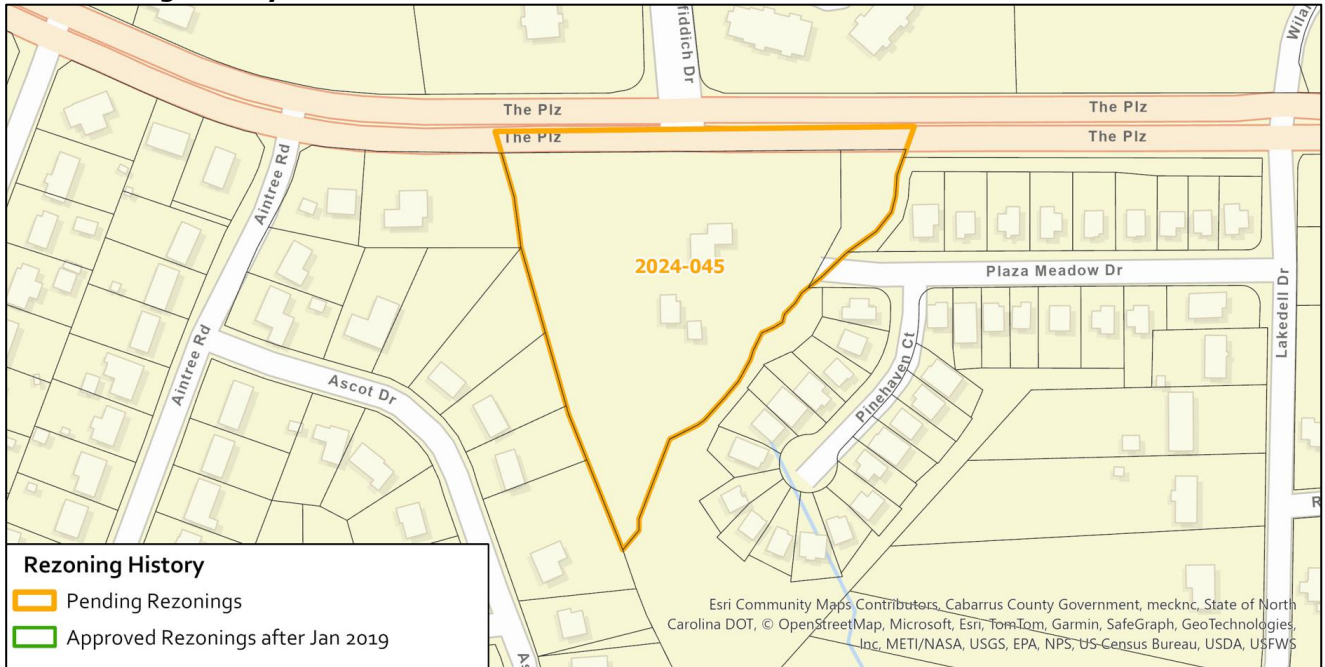


- South of the site are single family homes.



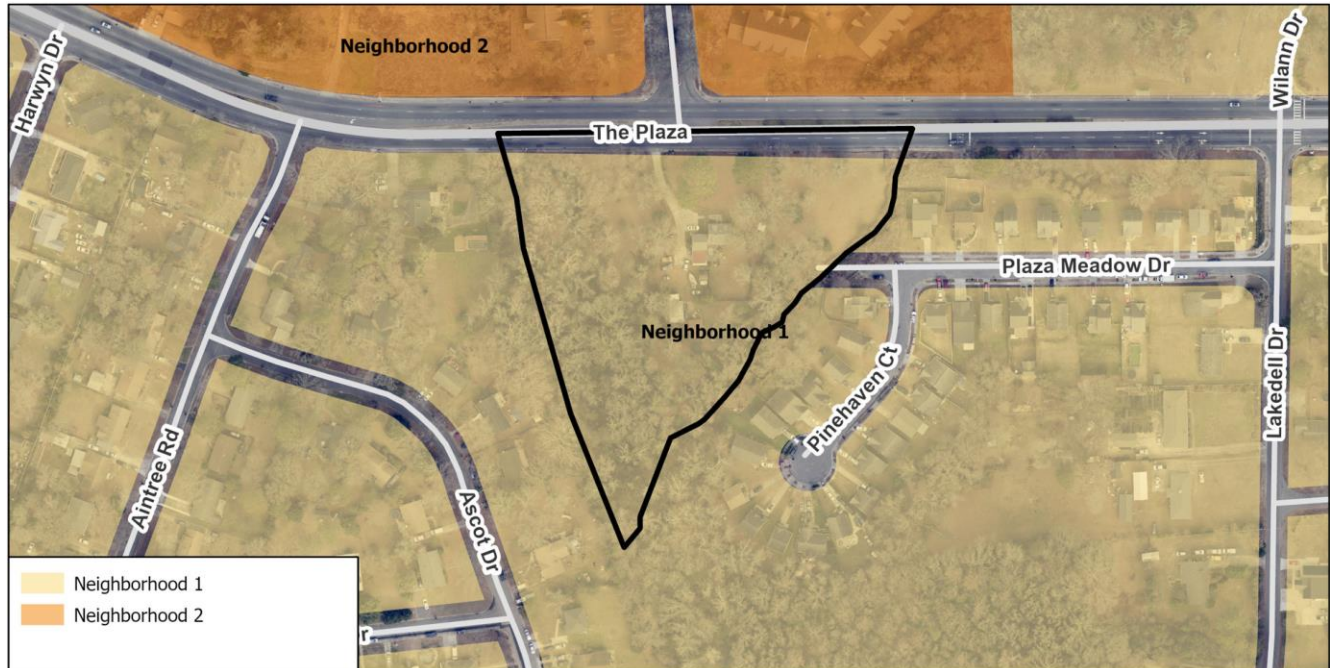
- West of the site are single family homes.

• **Rezoning History in Area**



- There have been no recent rezonings in this area.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1.

• **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained, arterial road The Plaza between the intersections of Aintree Drive, a City-maintained local road and Lakedell Drive, a City-maintained local road. 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. All outstanding CDOT issues have been addressed.

• **Active Projects:**

- There are no active projects near the site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 15 trips per day (based on one residential unit).

Entitlement: 154 trips per day (based on 13 residential units).

Proposed Zoning: 292 trips per day (based on 45 residential units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 6 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Briarwood Elementary to remain at 89%
 - Martin Luther King Jr. Middle to remain at 100%
 - Garinger High to remain at 100%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along The Plaza. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 09904125. 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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGEnvironment

- ~~1. Provide a tree survey to Urban Forestry and show location of all existing heritage trees on the site plan.~~ **Addressed**

Site and Building Design

- ~~2. Provide minimum dimensions in the conditional notes for the useable proposed porches and stoops.~~ **Addressed**
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902