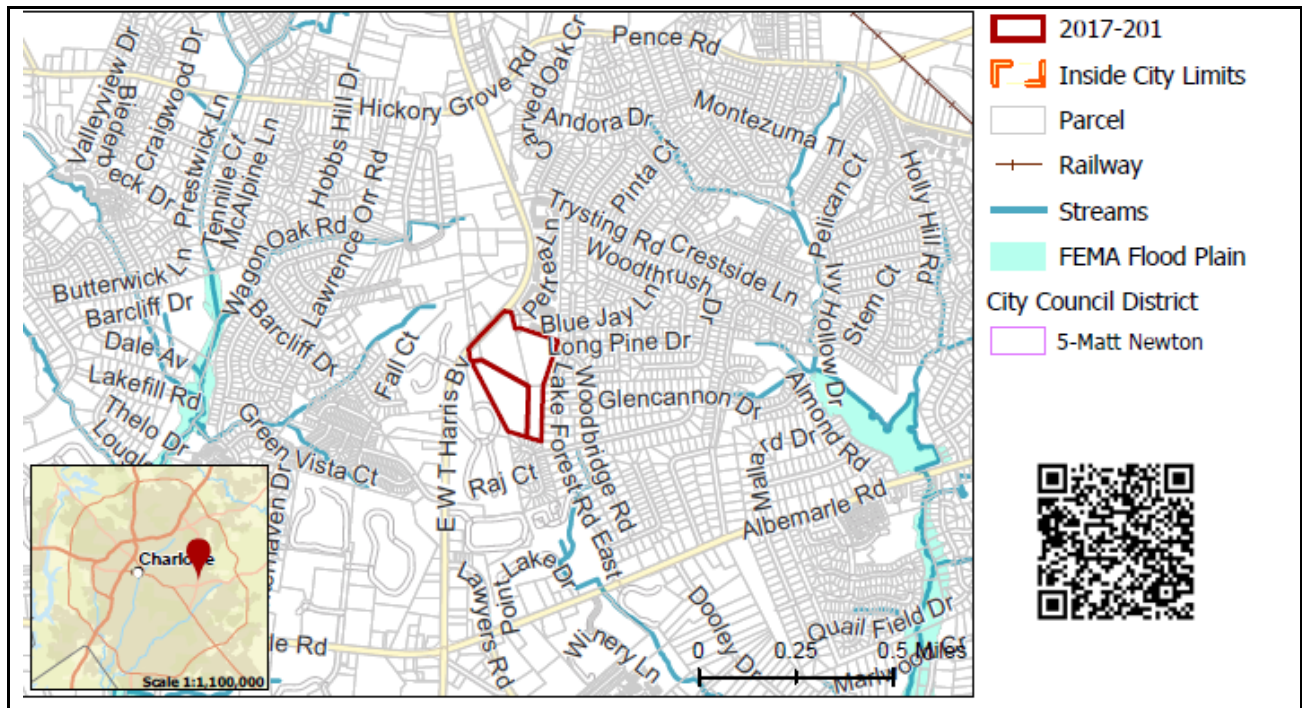


REQUEST

Current Zoning: R-3 (single family residential) and R-20MF(CD) (multi-family residential, conditional)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional), with five-year vested rights

LOCATION

Approximately 27.47 acres located on the east side of East W.T. Harris Boulevard, south of Delta Landing Road, north of Albemarle Road.
(Council District 5 - Newton)



SUMMARY OF PETITION

The petition proposes to redevelop the site to allow up to 288 residential units, at a density of 10.48 units per acre.

PROPERTY OWNER

Charlotte Aircraft Corporation

PETITIONER

K Sade Ventures

AGENT/REPRESENTATIVE

Jim Cirello, Paramounte Engineering, Inc.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 23

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *East District Plan*, which recommends multi-family uses. In addition, the site meets the *General Development Policies* criteria for up to 12 dwelling units per acre.

Rationale for Recommendation

- The site is located on the east side of East W.T. Harris Boulevard adjacent to single family attached and detached residential uses.
- The area plan recommends multi-family residential uses for the site, and the proposed density of 10.48 units per acre is slightly lower than the *General Development Policies*, which supports up to 12 units per acre.
- The proposed multi-family development will provide a transition between East W.T. Harris Boulevard and the existing single family development to the east.

- The site plan commits to a new public street off East W.T. Harris Boulevard and the extension of Delta Landing Road through the site and stubbing to an abutting parcel to the west, which supports development of a more connected street network.
- The request commits to architectural details such as building orientation, façade standards, building modulation, and roof types along with other design standards that are compatible with the surrounding residential development.

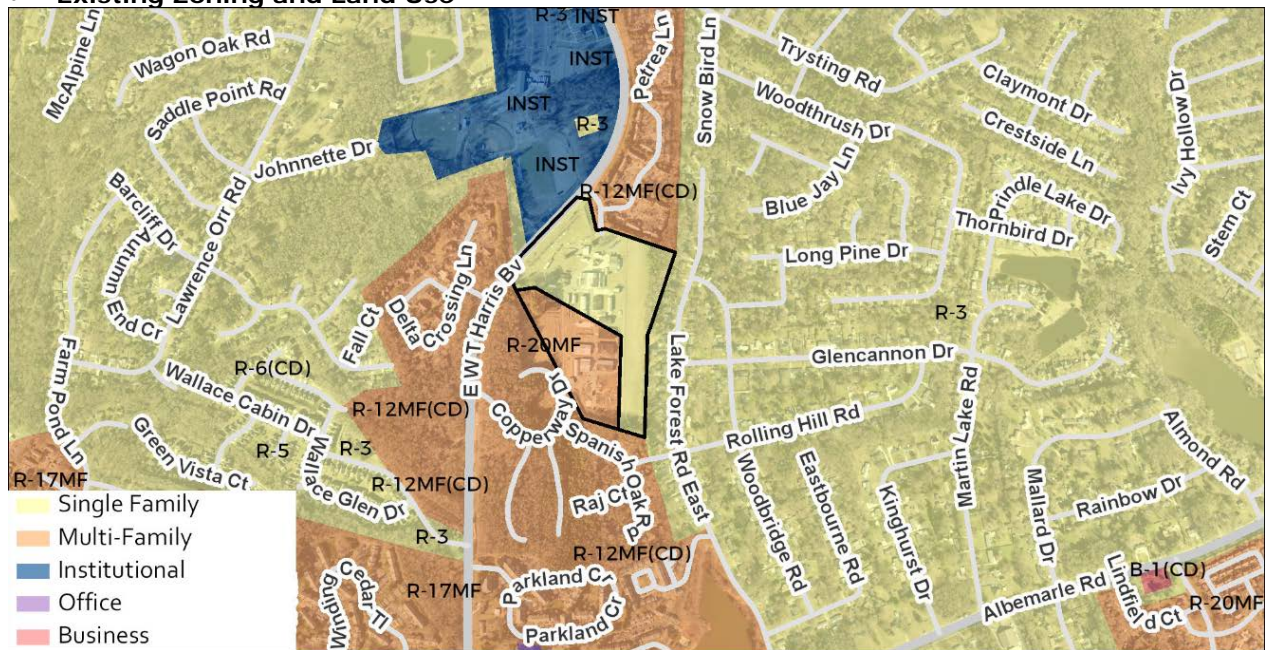
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of 288 multi-family dwelling units in up to 14 buildings, at a density of 10.48 units per acre.
- Site access via a driveway to East W.T. Harris Boulevard and Delta Landing Road, with future connections to abutting properties.
- An eight-inch planting strip and 12-inch multi-use path will be installed along the project frontage on East W.T. Harris Boulevard.
- Buildings limited to 40 feet and three stories in height.
- A minimum 30% of the façade facing a network required public or private street shall be comprised of brick, natural or synthetic stone, or stucco.
- Vinyl and aluminum may only be used on windows, door trim and handrails/railings. Concrete masonry units not architecturally finished are prohibited as a building material.
- Buildings shall be placed to present a front or side façade to all network required public or private streets.
- Buildings shall front a minimum of 50% of the total network required street frontage on the site.
- Parking lots shall not be located between any building and any network required street.
- Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plan, which shall be a minimum of 10 feet wide and shall project or recess a minimum of six feet extending through the building.
- Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure, and a minimum roof pitch of 4: 12 will be provided.
- A new bench pad for the existing bus stop on East W.T. Harris will be provided.

• **Existing Zoning and Land Use**



- Petition 1985-46 rezoned the subject property, identified as Parcel C, to allow 134 multi-family dwelling units.
- The subject property is developed with warehouse, office uses, and a single family detached dwelling.
- Surrounding uses include single family detached and attached dwellings, multi-family dwellings,

institutional, and retail uses.



The subject site is currently developed with industrial uses including outdoor storage of airplane parts.



North of the site, across East W.T. Harris are play fields for Hickory Grove Christian School.

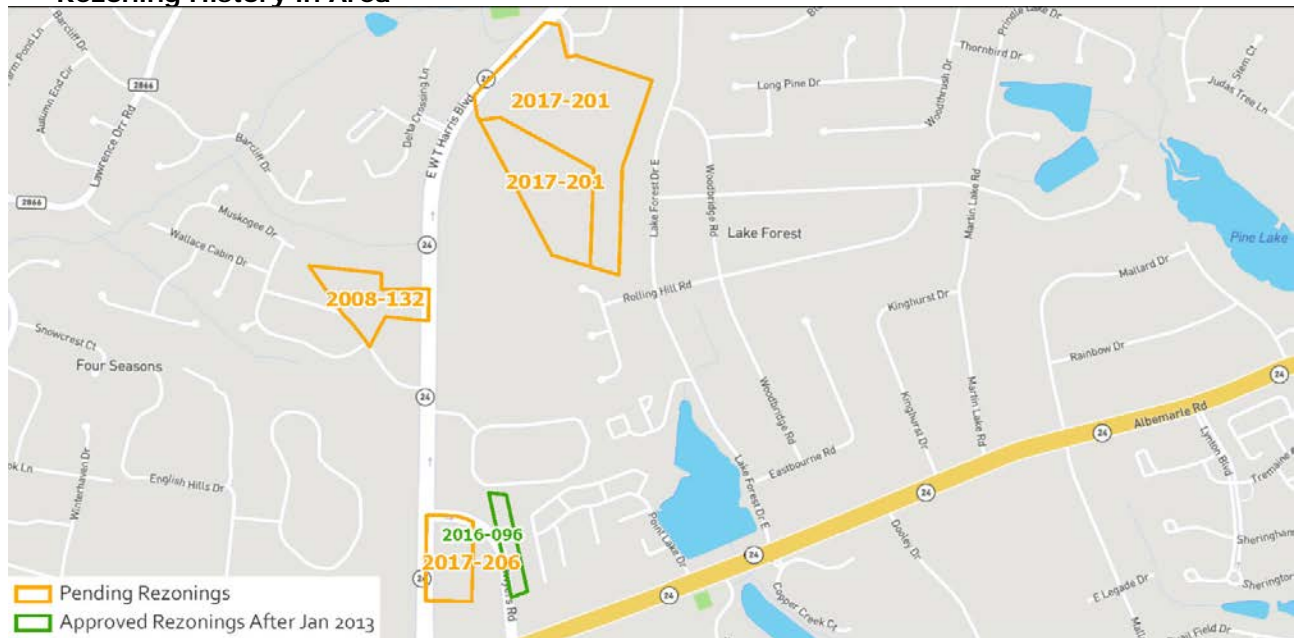


North of the site off Delta Landing Road is property developed with apartments.



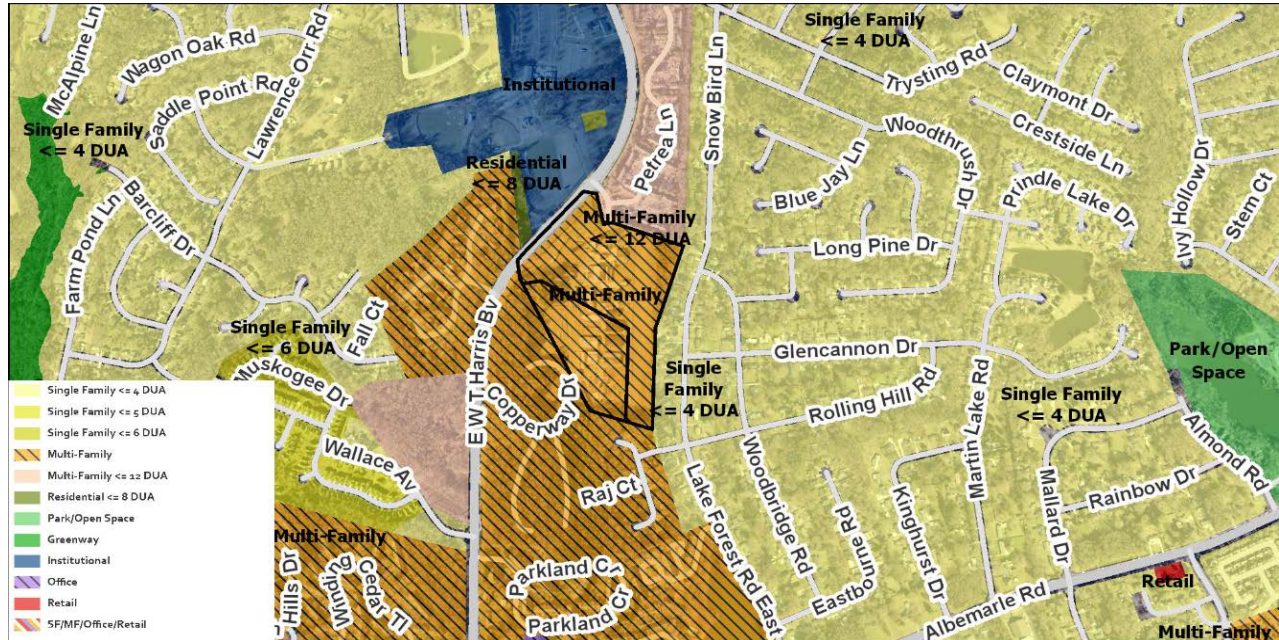
East of the site, to the rear, are single family homes along Lake Forest Road East.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-206	Proposes to rezone approximately 1.6 acres from R-17MF to B-2(CD) to allow car washes, fuel sales, banks, office, retail and eating/drinking /entertainment establishment uses.	Pending
2016-096	Approximately 1.52 acres from R-17MF to O-2 to allow all uses permitted in the O-2 district.	Approved
2008-132	Proposes to rezone approximately 4.50 acres from R-12MF(CD), multi-family residential, conditional to R-12MF(CD) SPA, multi-family residential, conditional, site plan amendment	Indefinitely Deferred

• **Public Plans and Policies**



- The *East District Plan* (1990) recommends multi-family dwelling units.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 12 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 12 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	3
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 12

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a major thoroughfare. The site plan commits to constructing a 12-foot multi-use path along the site’s W.T. Harris frontage and expanding the local street network by connecting to street stubs and developing internal streets.
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 400 trips per day (based on 97,500 square feet of warehouse uses, 1,800 square feet of office uses, and one single family dwelling).
 Entitlement: 2,210 trips per day (based on 264 multi-family apartment units and 43 single family dwellings).
 Proposed Zoning: 1,870 trips per day (based on 288 multi-family apartment units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** Developer must comply with the City’s Housing Policies if seeking public funding for Multi-family housing developments
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No on-street parking on roads less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 57 students, while the development allowed under the proposed zoning will produce 105 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 48 students.

- The proposed development is projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Hickory Grove Elementary from 122% to 131%
 - Cochrane Collegiate Academy from 115% to 118%
 - Garinger High from 123% to 125%.

Charlotte Water: Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along W.T. Harris Boulevard. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing eight-inch gravity sewer main located along W.T. Harris Boulevard.

- **Engineering and Property Management:**

- **Arborist:** Trees cannot be removed from nor planted in the right-of-way of E. W.T. Harris Boulevard without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact Laurie Reid (704-336-5753) at the City Arborist's office for a tree planting permit before planting trees in the NCDOT right-of-way once plans have been approved by the City and before planting trees in the NCDOT right-of-way.

Trees cannot be planted in nor removed from the right-of-way of all existing and newly created City of Charlotte maintained streets without authorization from the City Arborist or his designee. Contact Laurie Reid (704-336-5753) at the City Arborist's office to discuss trees species to be planted in the right-of-way on a City of Charlotte maintained street; species must be approved before planting.

The location of structures/driveways/other items illustrated on the site plan are conceptual in nature and do NOT confirm or imply authorization by the City to remove any City trees located in street right-of-way of any public street (E. W.T. Harris Boulevard); City Council approval of the rezoning site plan does not confirm or imply authorization by the City Arborist to remove any tree located in a public street right-of-way. No trees can be removed from the right-of-way without explicit authorization from the City Arborist or his designee.

The petitioner shall submit a tree survey for all trees two-inches in diameter at breast height (DBH) or larger located in the public right-of-way. In addition, the survey shall include all trees eight-inches (DBH) or larger in the setback. Tree survey may be completed by landscape architect, surveyor, or other land development professional.

- **Erosion Control:** No outstanding issues.
- **Land Development:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 26.949 acres = 4.042 acres tree save. Show tree save and calculations area on site map. Tree save must contain existing healthy tree canopy. Tree save must be 30 feet width minimum. See Outstanding Issues, Note 3.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Add a note that required buffers abutting R-3 (single family residential) zoning will not be reduced.~~ **Addressed.**
2. ~~Provide a 50-foot Class C buffer abutting the single family attached dwellings in R-12MF(CD) zoning to the north.~~ **Addressed.**

Environment

3. ~~Add a note that the site will comply with the Tree Ordinance.~~ **Addressed.**

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Department of Solid Waste Services Review

- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327