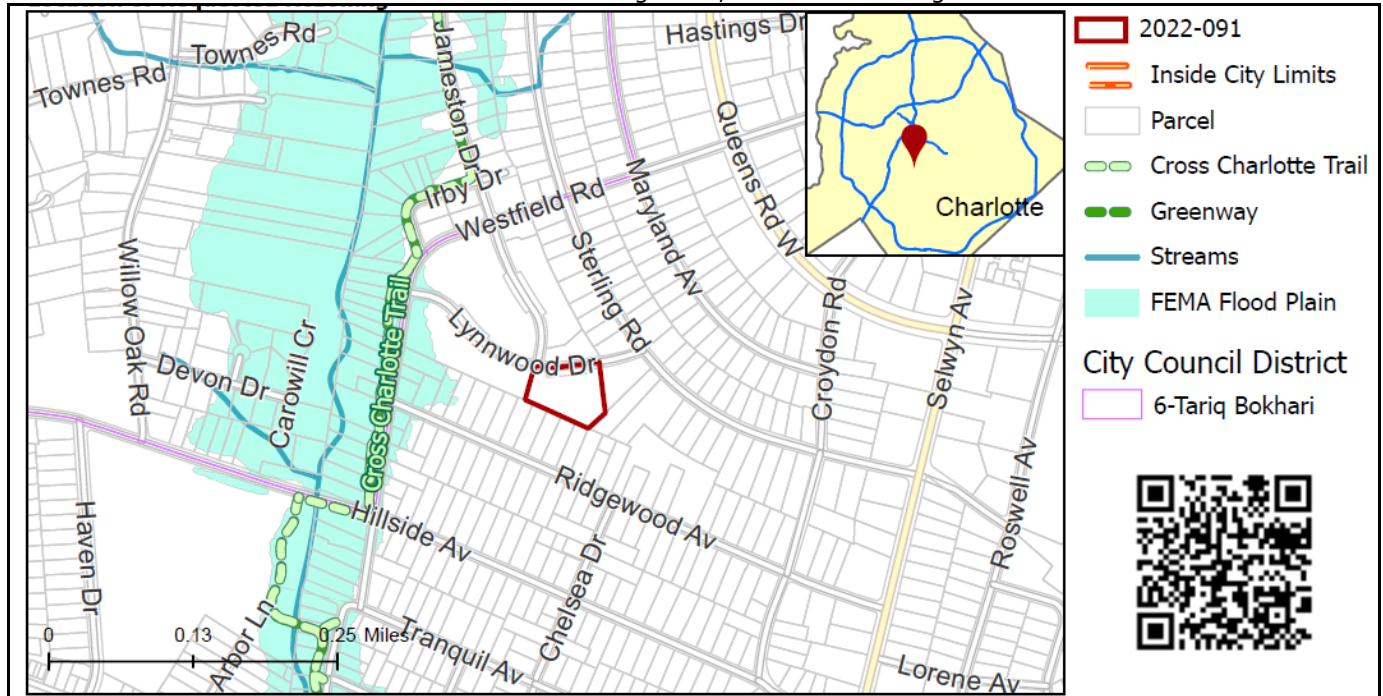


REQUEST

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 1.53 acres located on the south side of Lynnwood Drive, west of Sterling Road, and north of Ridgewood Avenue.



SUMMARY OF PETITION

The petition proposes to redevelop a site with 18 existing multi-family units to allow for the development of 21 new townhomes.

PROPERTY OWNER

Seabreeze Holdings, LLC

PETITIONER

Tim Pratt, Copper Builders, LLC

AGENT/REPRESENTATIVE

Paul Pennell, Urban Design Partners

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the first Community Meeting: 12

Number of people attending the second Community Meeting: 14

STAFF RECOMMENDATION

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

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Neighborhood 2.

Rationale for Recommendation

- Nestled in the canopied roads of the Myers Park neighborhood, this site helps provide a mixture of housing types in the area which is characterized by single family and low-rise multi-family building forms among significant stands of mature trees. Both the current development and the proposed townhome-style development are consistent with the Neighborhood 2 Place Type.
- The petition commits to provide landscape screening and a 6' wooden fence along all adjacent property boundaries.

- The proposal for 21 units over the existing 18 units is a modest increase in unit density on the site from 11.39 dwelling units per acre (DUA) to 13.29 DUA.
- The general site and building design has been modified to meander around existing canopy where possible and preserve some of the site's more mature trees. The petitioner has also provided conditional notes reflecting best management practices and guidelines for canopy preservation.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

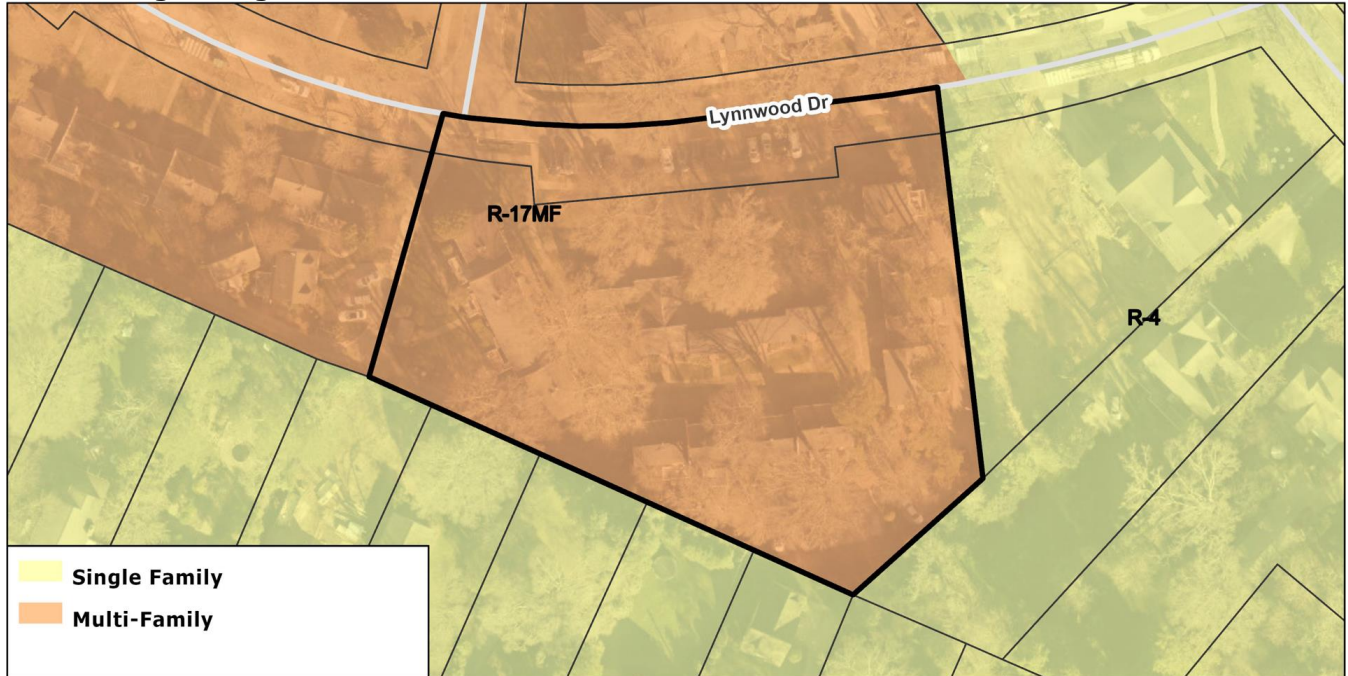
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

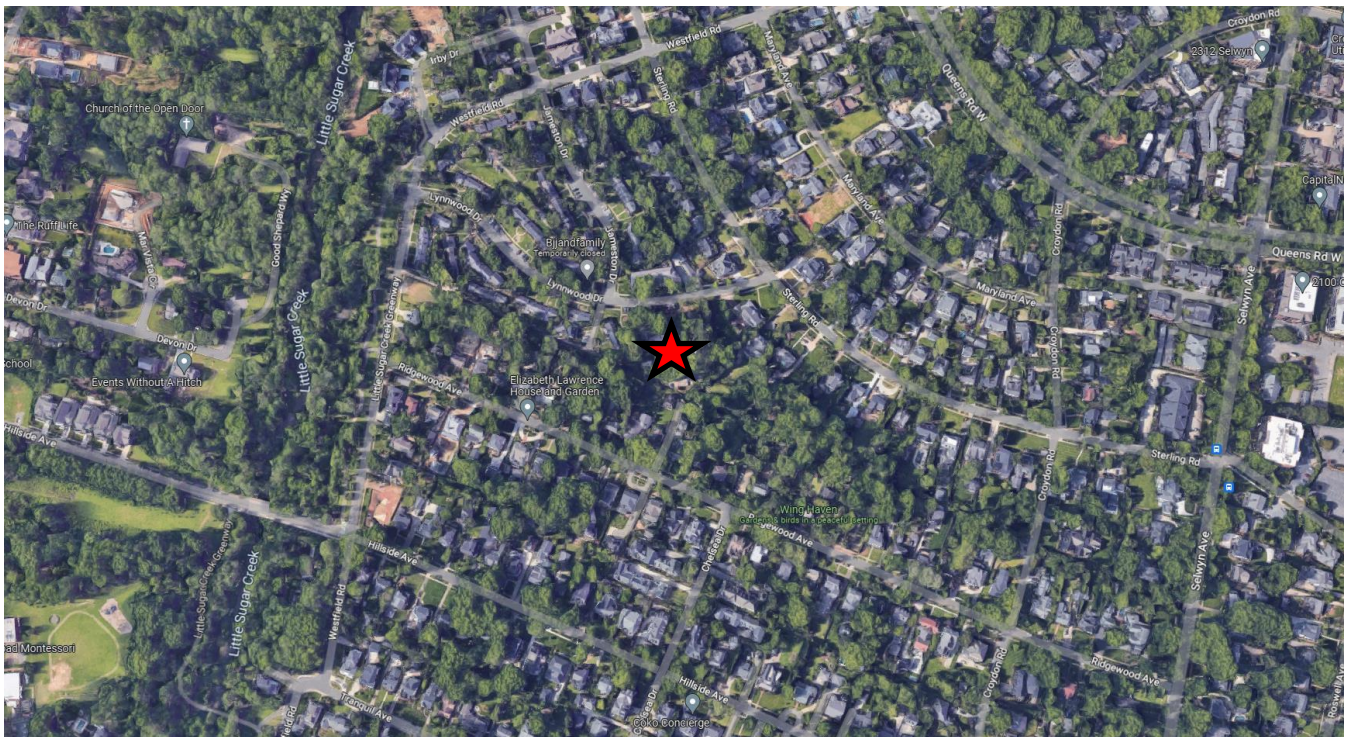
- Proposes a maximum of 21 single family attached (townhome) units.
- Limits the base building height to 40'. Additional height shall be allowable as described in the zoning ordinance up to a maximum height of 45' as measured to the peak of the roof.
- Commits to 400 square feet of private open space for each unit.
- Provides a 2-car garage in each unit. Units with direct frontage along Lynnwood Drive will be rear loaded. All other units will be front-loaded.
- Access via two ingress/egress driveways off Lynnwood Drive. Individual unit access in the interior of the site will be from two-way private alleys.
- Along Lynnwood drive the petitioner will provide 8 reverse angle visitor parking spaces. The petitioner will coordinate with CODT on all appropriate signage for the reverse angle parking.
- Commits to install an 8' sidewalk and 8' planting strip along the site's frontage.
- Provides 10' side yards along the eastern and western boundaries, and a 10' rear yard along the southern boundaries
- Along all adjacent property boundaries, the petitioner will provide evergreen landscape screening with a 6' wooden privacy fence.
- Lighting fixtures will be full-cutoff and downwardly directed with a maximum height of 20' for freestanding fixtures.
- Provides architectural details committing to primary building materials, blank wall provisions, raised residential entrances, and individual unit walkways for units fronting Lynnwood Drive.
- Dedicates a minimum of 15% of the site to tree save.
- Commits to treat all existing trees located within the proposed tree save areas and outside of the tree save areas but noted to remain with Mycorrhizal root treatments prior to construction, as directed by a certified arborist. During construction, trees to remain outside of the tree save areas will be protected with chain link fencing. If it is determined that a tree to remain can not be maintained during construction, the petitioner agrees to work with urban forestry to locate new tree plantings on the site.
- Commits to comply with the PCSO. Additionally, the site shall provide 2 and 10 year peak control as related to all impervious surface on the site.

- Existing Zoning**



- The site is currently zoned R-17MF and is in an area with R-4, R-17MF, and R-8 zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
R-17MF (multi-family residential)	N2-B (neighborhood 2, B)	Neighborhood 2



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



- North of the site is a recent townhome development.



- East of the site are single family homes.

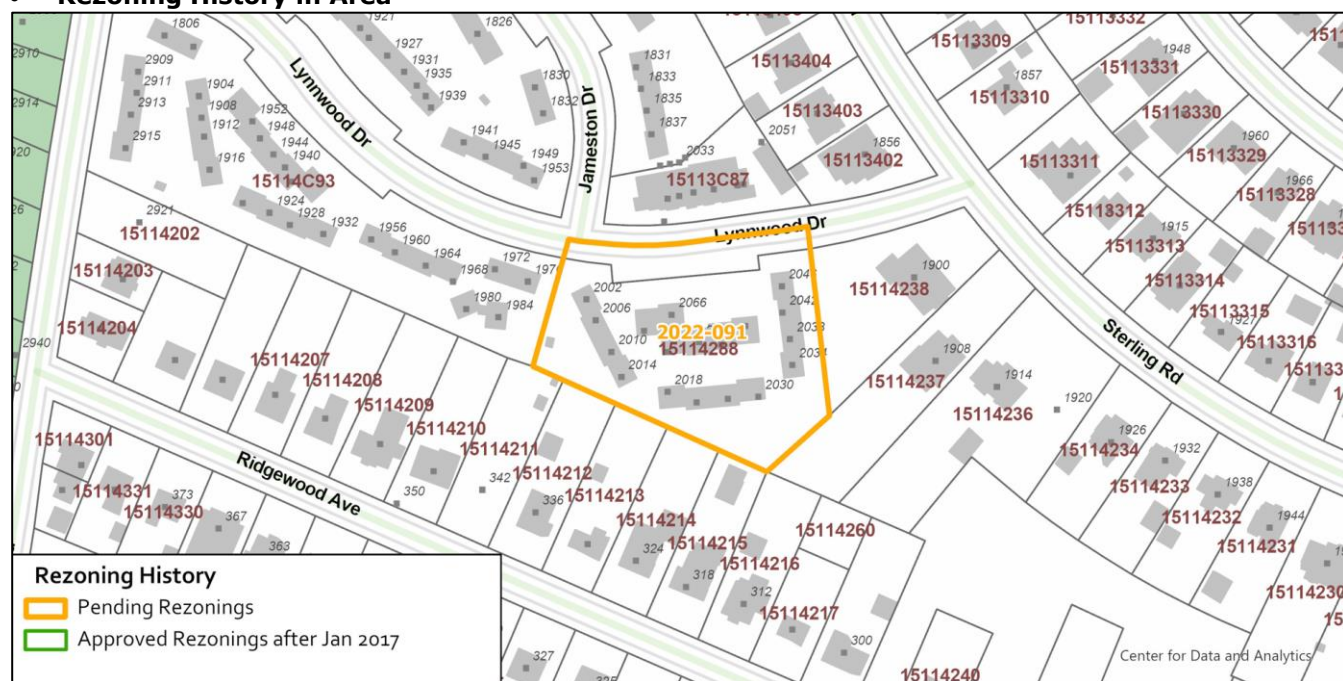


- South of the site are single family homes.



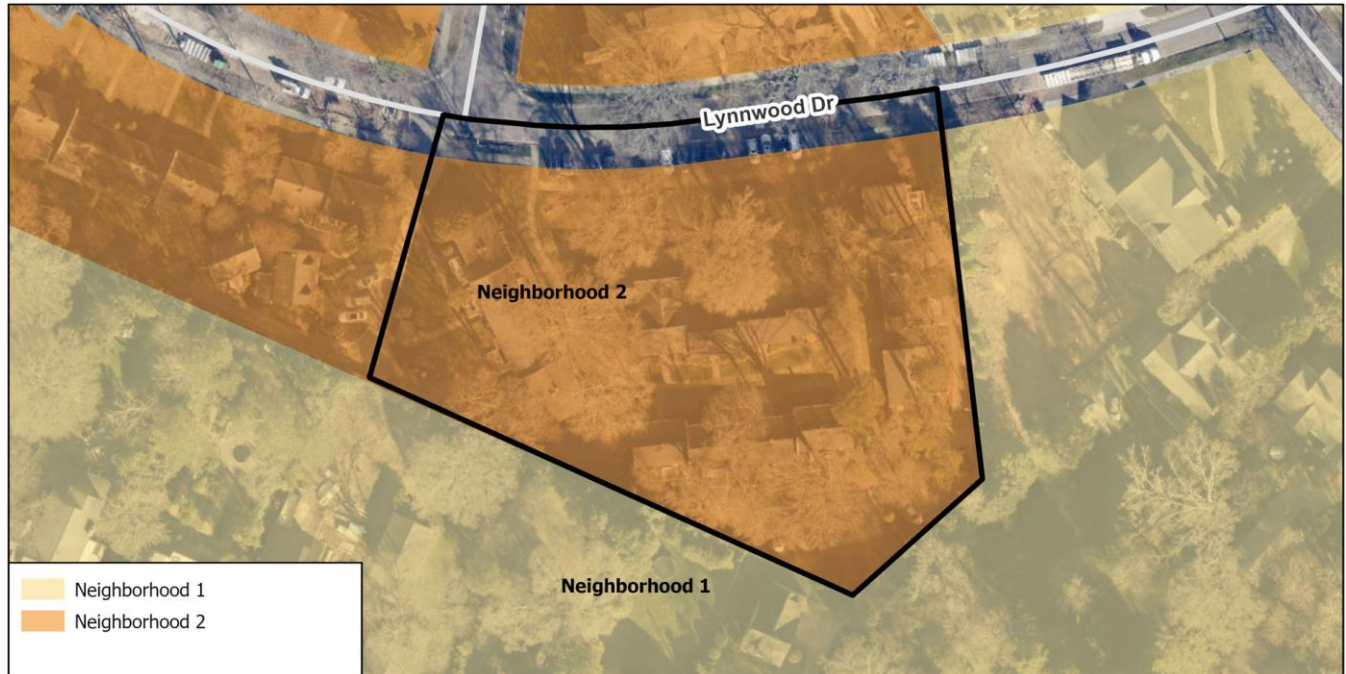
- West of the site is the Scotland Colony Condo development.

- **Rezoning History in Area**



- There have been no recent rezonings in the area.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 2 Place Type.

- **TRANSPORTATION SUMMARY**

- The petition is located on the south side of Lynnwood Drive, a city-maintained local road. A Traffic Impact Study (TIS) is not needed for this site. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including showing dimension of curb and gutter from centerline. Site plan is committing to dedicating 28-feet of ROW along Lynnwood Drive, committing to constructing 8-foot planting strip with an 8-foot sidewalk to end of property lines on site, calling out driveway connection to public roadways as type II modified driveways 10.25E, and installing reverse angled parking spaces.

- **Active Projects:**

- There are no active projects near the site.

- **Transportation Considerations**

- See Outstanding Issues, Notes 1.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 90 trips per day (based on 18 apartments).

Entitlement: 150 trips per day (based on 26 units).

Proposed Zoning: 110 trips per day (based on 21 townhome units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** To increase the supply of Affordable Housing units in the City of Charlotte, developers are encouraged to assist in providing homes at diverse price points to meet increased housing demand.
 - If the proposed development will remove any number of units of naturally occurring affordable housing, the developer is encouraged to include in the proposed development a portion or percentage of units with similar rents that will remain available to households earning up to 80% of the Area Median Income.
 - See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 1 student, while development allowed with the proposed zoning may produce 1 student. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 0.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Selwyn Elementary at 83%
 - Alexander Graham Middle at 108%
 - Myers Park High at 120%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Lynwood Dr. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing 8-inch gravity sewer mains located along Lynwood Dr.. No outstanding issues.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See Outstanding Issues, Note 6.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 3.

OUTSTANDING ISSUES

Transportation

1. Label and dimension the curb and gutter from the centerline for each road on the site plan. The site plan should show dimensions as measured from the centerline to the back of curb.

Site and Building Design

2. Remove language allowing additional height beyond 40' in note g. under Architecture and Design Standards.

Environment

3. Clarify in the conditional notes that the arborist plan will be done prior to development plan submittal and clearly identify which trees outside of the tree save area are to remain.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

4. Add note that patios shall be at-grade and covered.
5. Add language in the conditional notes specifying that the open space requirement is being met with private open space, as shown on the site plan.

Environment

6. Revise the language in note 6 of Environmental Features to clarify the rate of new plantings to existing trees.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902