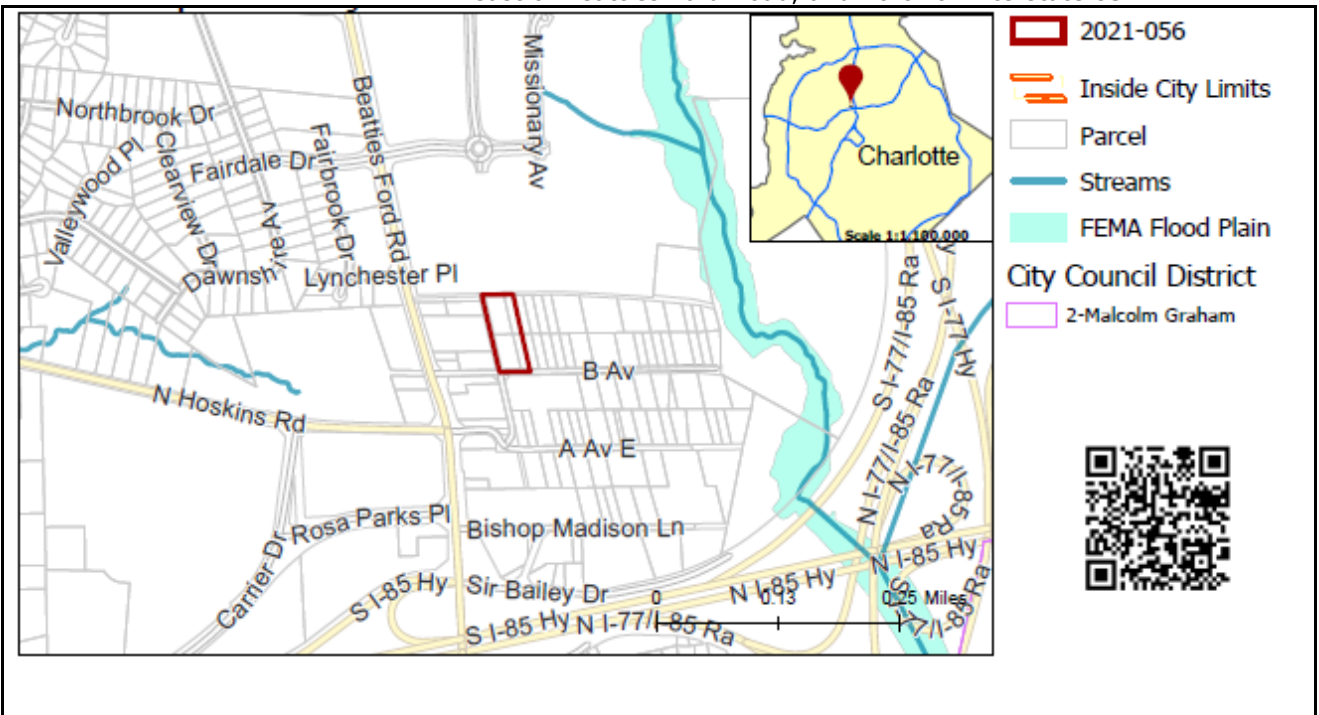


**REQUEST**

Current Zoning: R-3 (single family residential), R-17MF (multi-family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 1.35 acres located along the north side of B Avenue, east of Beatties Ford Road, and north of Interstate 85.



**SUMMARY OF PETITION**

The petition proposes to develop a residential community of up to 20 multi-family units with a density of 14.8 dwelling units per acre on vacant land.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Julius C. Cousar  
Urban Trends Real Estate Inc.  
Chris Ogunrinde

**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 upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **consistent** with the *Northwest District Plan's* (1990) recommendation of multifamily land uses.

Rationale for Recommendation

- This petition fulfills the area plan's recommendation of multifamily land uses.
- This petition will contribute to the multi-family housing stock in this part of the city.
- This petition is compatible with the surrounding land uses.

- The petition is adjacent to an existing multifamily site on the west side of the site with higher density than what is proposed and thus provides a buffer between the existing higher density site on the west to the lower density single family residential to the east of the site.
- The petition commits to enhancing the pedestrian environment on the site with multiple site design elements.

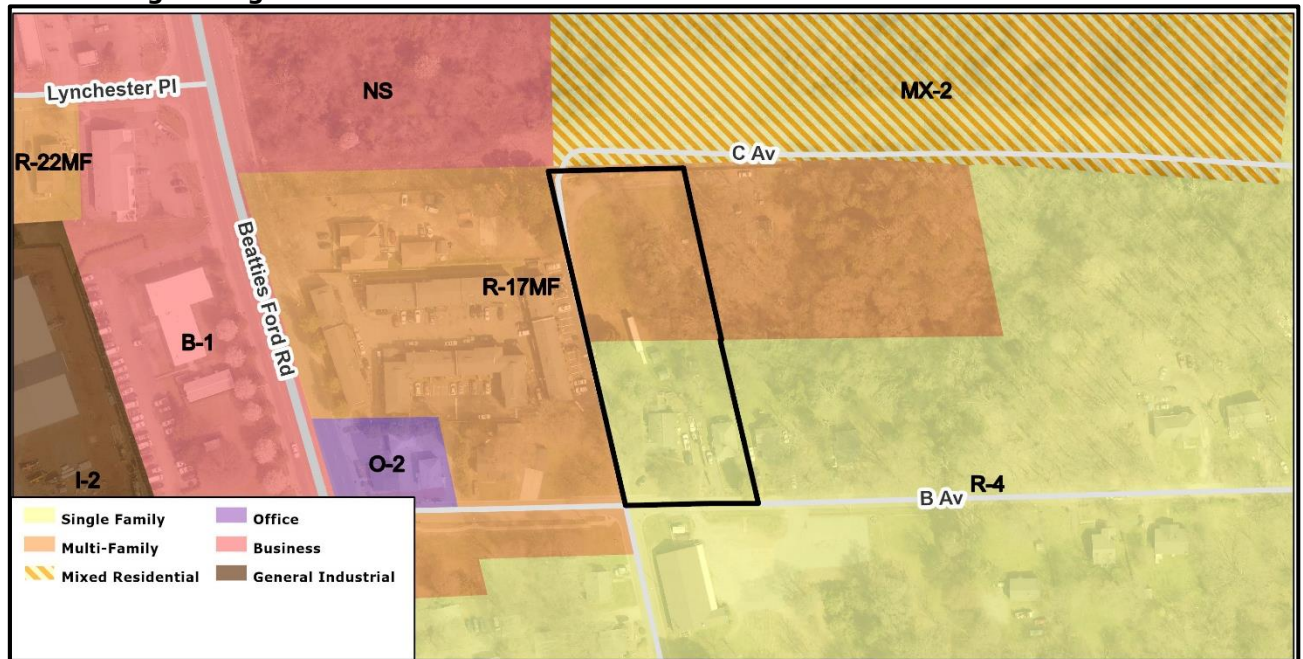
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 20 multi-family units.
- Constructs a new public street (C Avenue) that was previously an unmaintained right-of-way.
- Provides an 8-foot planting strip and an 8-foot sidewalk along all public streets.
- Provides walkways to connect all residential entrances to sidewalks.
- Provides a minimum of 1,200 square-feet of open space with seating areas, enhanced landscaping, and shade structures.
- Architectural detail:
  - Building materials include brick, natural stone, synthetic stone, and stucco. Prohibits vinyl siding.
  - Buildings exceeding 100-feet in length shall include modulations of the building massing/facade plane such as recesses, projections, and architectural details. Modulations shall be a minimum of 10-feet wide and shall project or recess a minimum of 4-feet and extend up and down along the exterior of the building façade.
  - For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
  - On buildings facing public streets blank wall shall be limited to 20-ft in all directions.
  - Meter banks will be screened from adjoining properties and from the abutting public streets.

### • Existing Zoning and Land Use



The surrounding land uses include single family homes, multi-family apartments, religious institutions, and retail uses along the Beatties Ford Road corridor.

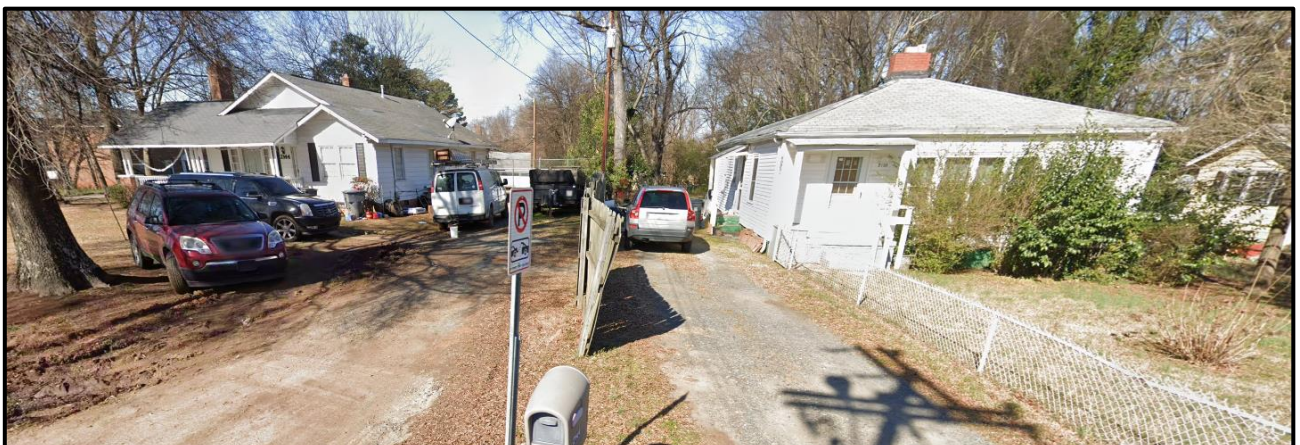




The subject property is denoted with a red star.



The property to the east along Beatties Ford Road is developed with apartments.



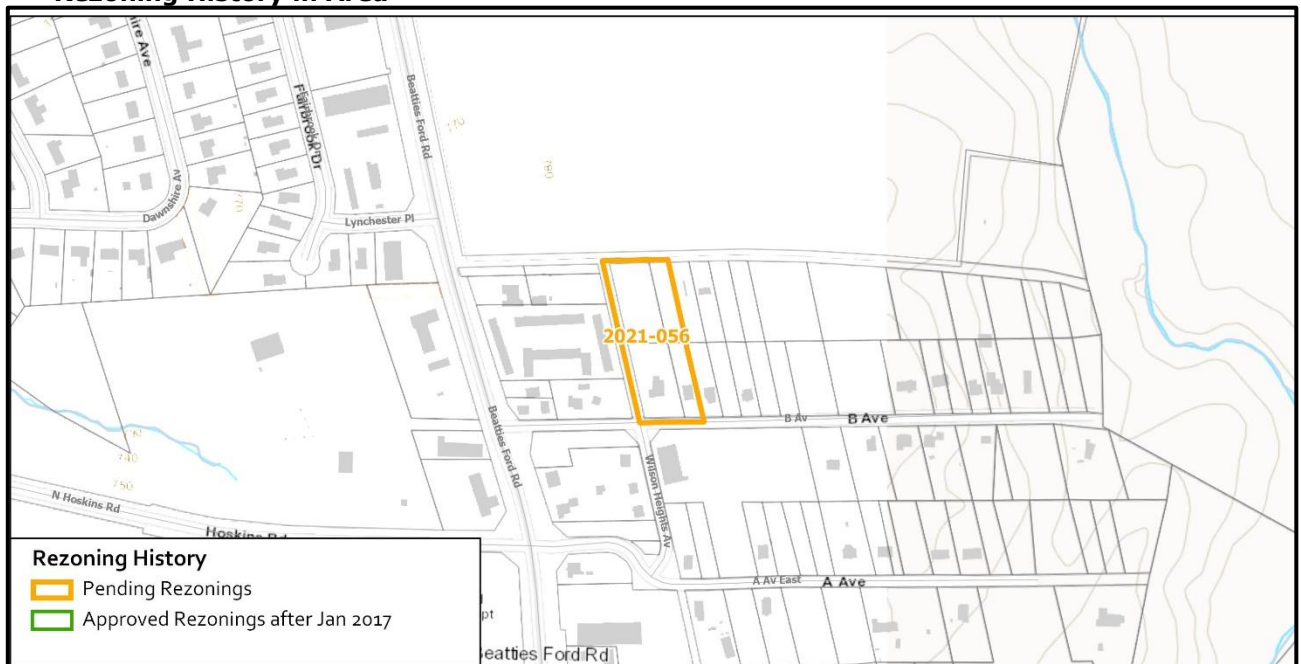
The property to the south Along B Avenue is developed single family homes.





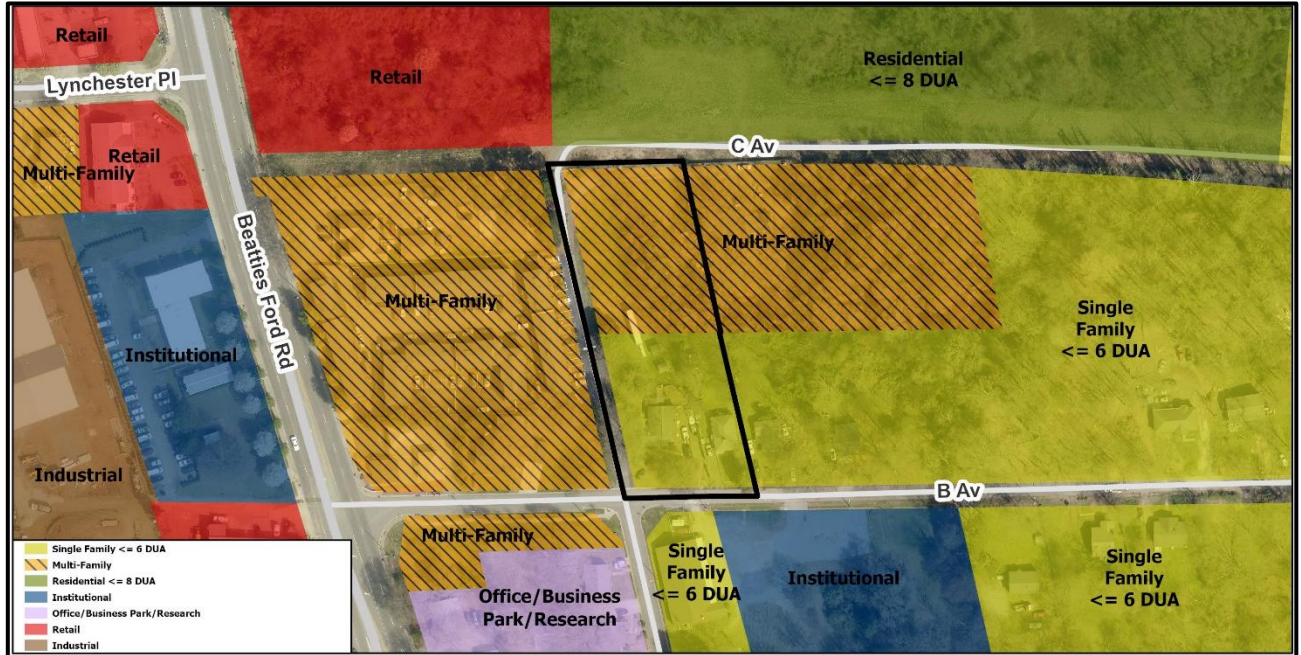
The property to the north and east along C Avenue is undeveloped.

- **Rezoning History in Area**



There have been no recent rezonings in this area.

- **Public Plans and Policies**



- The adopted *Northwest District Plan* calls for multifamily land uses.
- **TRANSPORTATION SUMMARY**
  - The site is located on a City-maintained local road (B Avenue), east of Beatties Ford Road, a City-maintained major thoroughfare. There is unmaintained right-of-way adjacent to the site where new roadways (C Avenue) will be constructed. The petitioner is installing streets along the existing unmaintained right-of-way and has committed to resurfacing the privately maintained alley along the frontage of the property. One final comment remains for the petitioner to commit to both alleys of C Avenue to be privately maintained. Further details are listed below.
  - **Active Projects:**
  - N/A
  - **Transportation Considerations**
    - See Outstanding Issues, Note 7
  - **Vehicle Trip Generation:**

Current Zoning:

    - Existing Use: 20 trips per day (based on 2 single family dwellings).
    - Entitlement: 90 trips per day (based on 2 single family dwellings and 13 apartments).

Proposed Zoning: 110 trips per day (based on 20 apartments).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 2 students, while the development allowed under the proposed zoning may produce 2 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Statesville Road Elementary remains at 87%.
    - Ranson Middle remains at 118%.
    - West Charlotte High remains at 96%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along B Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along B Avenue. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **City Arborist:** No comments submitted.
- **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:** No outstanding issues.

## OUTSTANDING ISSUES

### Transportation

- ~~1. Paper Right of Way (Labeled as Alley/ C Avenue): Construct a CLDSM standard detail number U-03—Local Residential Wide Street Typical Section along the property frontage of alleyway/paper right of way. 8-foot planting strip and 8-foot sidewalk is only required along this rezoning site's property frontage since DUA is greater than 12. Addressed~~
- ~~2. 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 is needed. CDOT requests rights of way set at 2' behind back of sidewalk where feasible. Addressed~~
- ~~3. Revise site plan and conditional notes to specify Avenue B and Avenue C (formerly labeled as North Ave) as residential medium streets per CLDSM U-02. The site plan shall call out each road as CLDSM U-02. A conditional note shall be added to the plans stating Avenue B and Avenue C (formerly labeled as North Ave) will be constructed to the standard outlined in CLDSM U-02. Addressed~~
- ~~4. Revise site plan and conditional notes to specify Avenue C alley as residential wide streets per CLDSM U-03A. The site plan shall call out the road as CLDSM U-03A. A conditional note shall be added to the plans stating Avenue C Alley will be constructed to the standard outlined in CLDSM U-03A from the centerline of the road to the development side of the road as outlined in previous memo comment 1.C. Addressed~~
- ~~5. Revise site plan and conditional notes to commit to resurfacing the entire limits of C Avenue Alley within the right of way in accordance with the pavement schedule outlined in CLDSM U-03A. This includes the area from the centerline of the road to the right of way line to the west side of the roadway. Addressed~~
- ~~6. Revise site plan to relocate the multi-use path along C Avenue alley to reduce the planting strip to 8ft along the roadway (locate multi-use path 10.5 feet from the edge of travel lane). Based on the current site plan for the townhomes, the setback from the right of way required by zoning is not met. Confirm setback requirements with zoning. Right of way dedication can be reduced to 2-ft behind the relocated multi-use path (30.5 ft from centerline). Addressed~~
7. Revise site plan to call out both portions of C Avenue to be privately maintained.

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

**Planner:** Michael Russell (704) 353-0225









## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2021-056

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
	<b>Goal 1: 10- Minute Neighborhoods</b> 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.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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.	✓
	<b>Goal 3: Housing Access for All</b> 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.	X
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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.	N/A

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b></p> <p>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></p> <p>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></p> <p>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></p> <p>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></p> <p>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></p> <p>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>