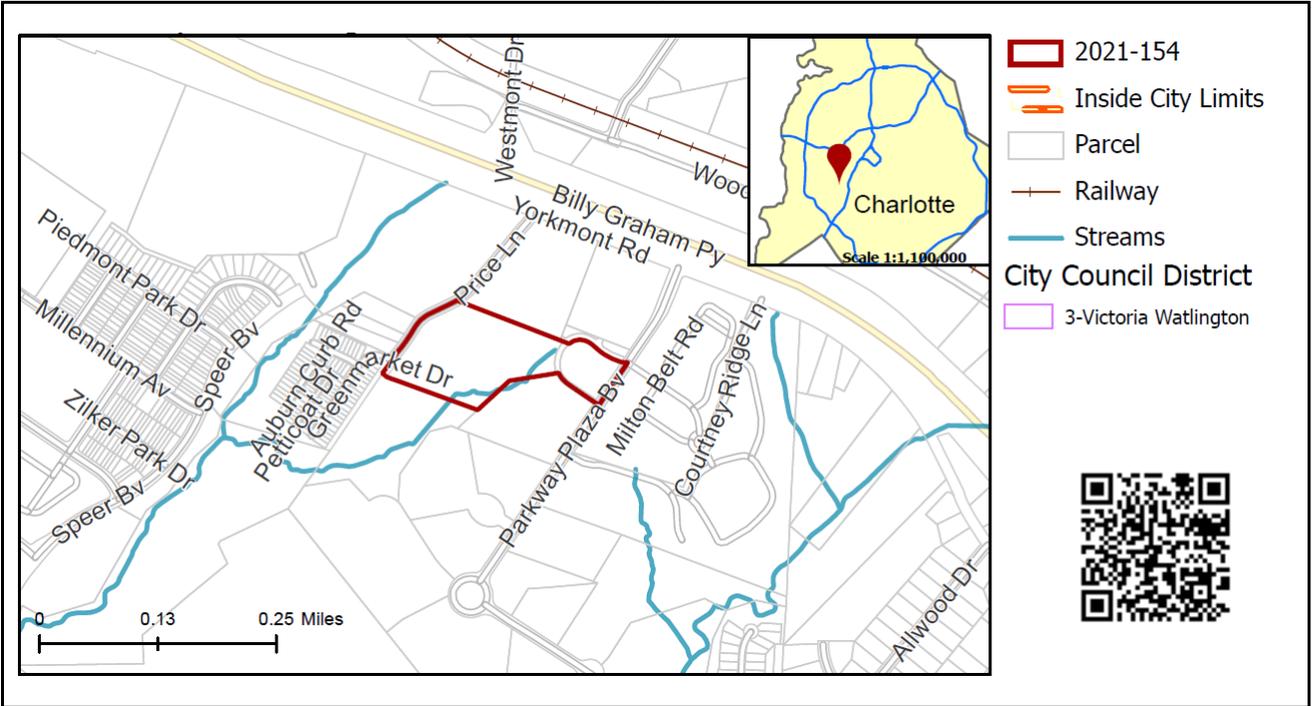


**REQUEST**

Current Zoning: I-1(CD) (light industrial, conditional)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 9.3 acres located east of Price Lane, west of Parkway Plaza Boulevard, and south of Yorkmont Road.



**SUMMARY OF PETITION**

The petition proposes to allow the development of up to 90 single family attached homes at a density of 9.68 dwelling units per acre (DUA) on a wooded, vacant parcel near the City Park community.

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

BlueHeel Development  
Matt Gallagher  
Matt Gallagher

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

The petition is **inconsistent** with the office land use recommended for this site, as per the *Southwest District Plan*. The petition does not meet the *General Development Policies* for consideration of up to 12 DUA.

Rationale for Recommendation

- While inconsistent with the adopted office land use for the site, the petition is compatible with the surrounding land uses, and recent rezonings in the area allowing for residential development.

- The proposed middle density residential development is compatible with existing development patterns in the City Park neighborhood.
- The site is located within the Old Coliseum mixed use activity center, as per the *Centers, Corridors and Wedges Growth Framework*, which envisions an activity center with a robust mix of uses, including moderate density residential.
- The proposed density of 9.68 DUA is slightly higher than what is supported by the *General Development Policies* but is compatible with the adjacent office and multi-family developments.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from office to residential up to 12 DUA for the site.

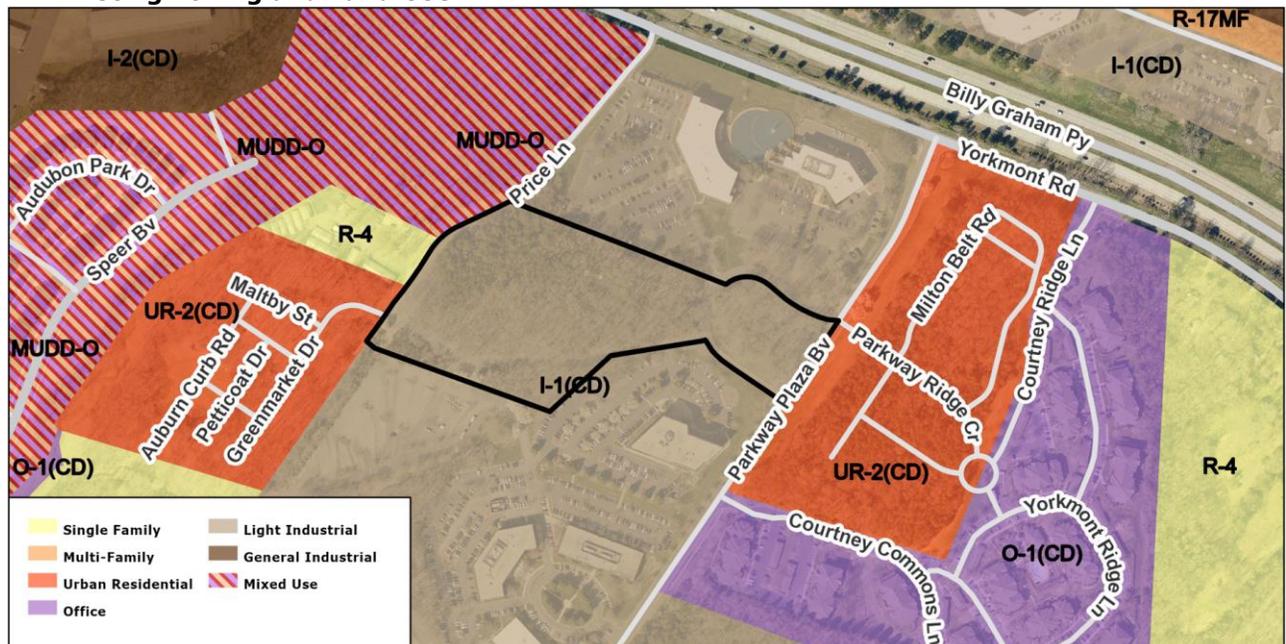
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

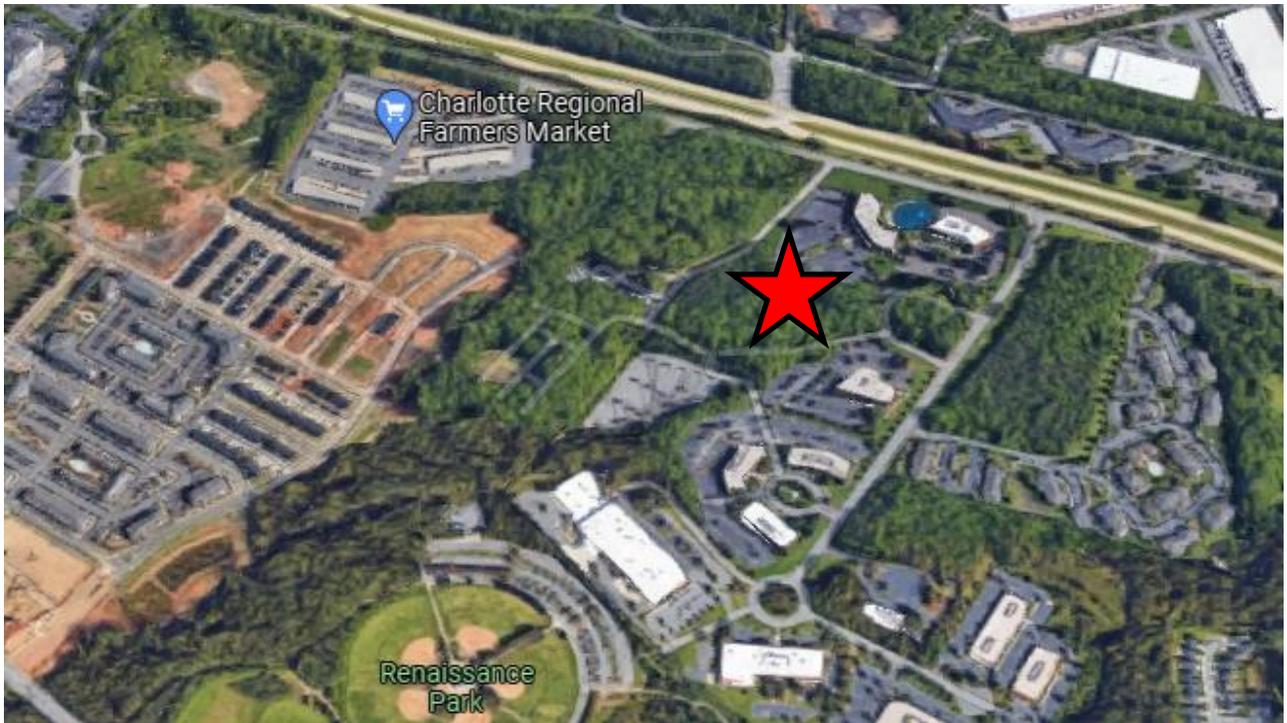
The site plan accompanying this petition contains the following provisions:

- Allows for the development of up to 90 single family attached dwelling units at a density of 9.68 dwelling units per acre.
- Proposes a private street network to provide access to units, which are to be primarily front loaded.
- Commits to implementing an 8’ planting strip and 6’ sidewalk along Parkway Plaza Boulevard while maintaining the existing 6’ planting strip and 5’ sidewalk along Price Lane.
- Provides a 1.58 acre open space area that may include a picnic shelter, outdoor fire pit, dog park, playground, outdoor workout stations, or basketball court.
- Proposes a combination of the following building materials: brick, brick veneer, natural stone, stucco, cementitious siding, and vinyl with minimal thickness of .042 thickness.
- Commits to architectural standards including raised entrances, pitched roofs, blank wall provisions, and entry doors and stoops on end units.
- Limits the number of units per building to 6.
- States that the petitioner will establish a homeowners association to require roll-out container use for trash and recycling.

• **Existing Zoning and Land Use**



The site is surrounded by a mix of uses including office, multifamily residential, single family attached residential, and institutional.



The site, marked by a red star, is situated near the Charlotte Regional Farmers Market, Renaissance Park, and the City Park community.



The property to the north of the site along Yorkmont Road is developed with office use.



The property to the east of the site is wooded, vacant land.

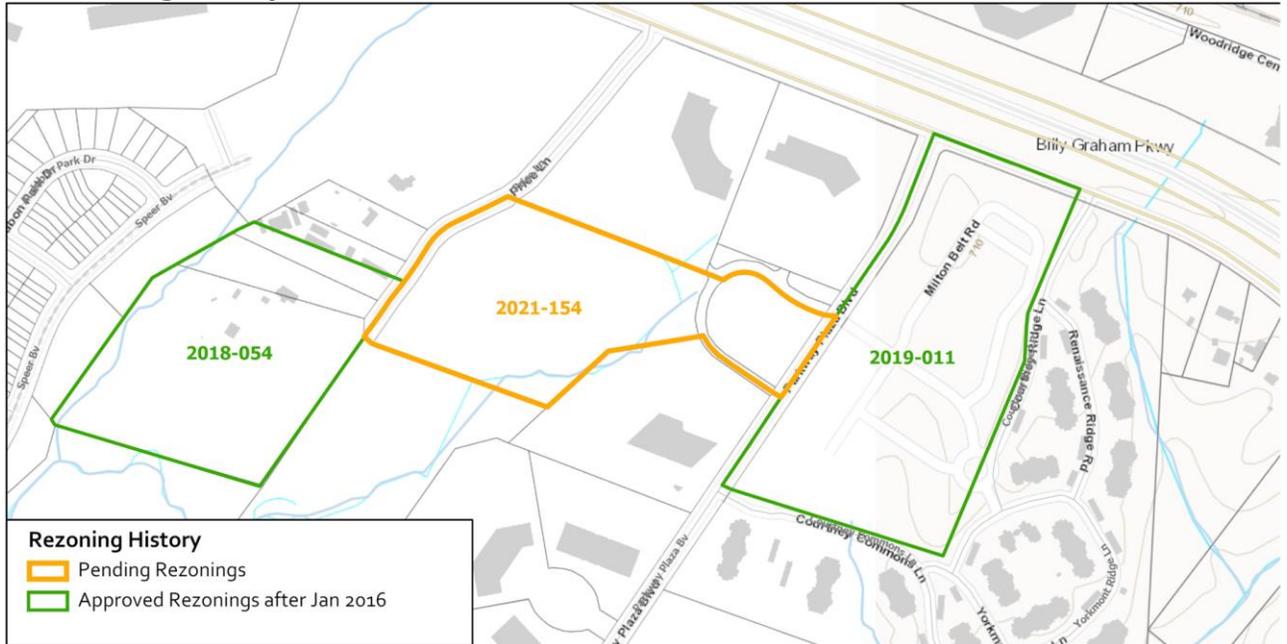


The properties to the south of the site are developed with office uses.



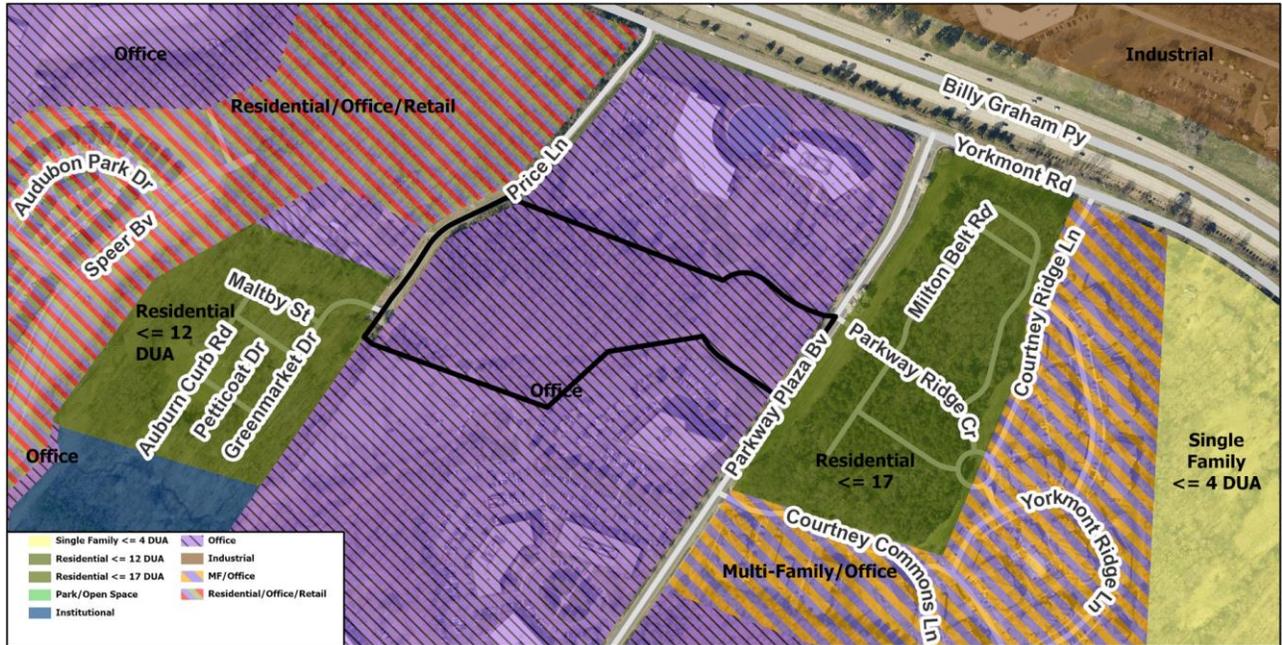
The properties to the west of the site are developed with commercial and single family attached residential uses

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-011	The petition proposed to allow a multifamily residential development on a vacant parcel.	Approved
2018-054	The petition proposed to allow 80 single family attached dwellings at a density of 8.7 units per acre.	Approved

• **Public Plans and Policies**



- The *Southwest District Plan* (adopted 1991) recommends office land use for this site and surrounding area.
- The site is located within the Old Coliseum Mixed-Use Activity Center, as per the *Centers, Corridors and Wedges Growth Framework*.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition does not meet the General Development Policies locational criteria for consideration of up to 9.68 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	1
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 12</b>	<b>Total Points: 10</b>

• **TRANSPORTATION SUMMARY**

The site is located between Price Lane and Parkway Plaza Boulevard, two City-maintained local streets. A Traffic Impact Study (TIS) is not required for this site. The proposed site will generate less vehicular trips than what is currently entitled. In accordance with City Ordinances and Charlotte WALKS Policy, the petitioner has committed to provide an internal vehicular and pedestrian network providing connectivity to Price Lane and Parkway Plaza Boulevard. CDOT has no outstanding issues.

- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

  - Existing Use: 0 trips per day (based on vacant land).
  - Entitlement: 1,490 trips per day (based on 141,787 SF office).

Proposed Zoning: 640 trips per day (based on 90 townhomes).

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

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 13 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 13.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Pinewood Elementary at 101%
    - Alexander Graham Middle at 112%
    - Harding University High at 129%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Parkway Plaza Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Parkway Plaza Drive. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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 comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No comments submitted.

**OUTSTANDING ISSUES**Transportation

- ~~1. Revise the site plan and conditional note III.b by removing the proposed southern driveway on Price Lane.~~ **ADDRESSED**

Site and Building Design

- ~~2. Provide a 14' setback from existing back of curb along the existing half circle private drive.~~ **ADDRESSED**
- ~~3. Change rear yard to 10' along southern private drive.~~ **ADDRESSED**
4. Remove requested 5 years vesting rights from Accela summary. **OUTSTANDING**
5. Remove note IV.k regarding homeowners association requirement for roll out container use for trash and recycling. **OUTSTANDING**

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

**Planner:** Joe Mangum (704) 353-1908

## Goals Relevant to Rezoning Determinations Petition 2021-154

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 (anticipated early 2022) and when the **Policy Map** is adopted (anticipated March 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<p><b>Goal 1: 10- Minute Neighborhoods</b></p> <p>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.</p>	✓
	<p><b>Goal 2: Neighborhood Diversity &amp; Inclusion</b></p> <p>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.</p>	✓
	<p><b>Goal 3: Housing Access for All</b></p> <p>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.</p>	N/A
	<p><b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b></p> <p>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.</p>	N/A

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b> 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>N/A</p>
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b> 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> 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>X</p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b> 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>X</p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b> 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> 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>X</p>