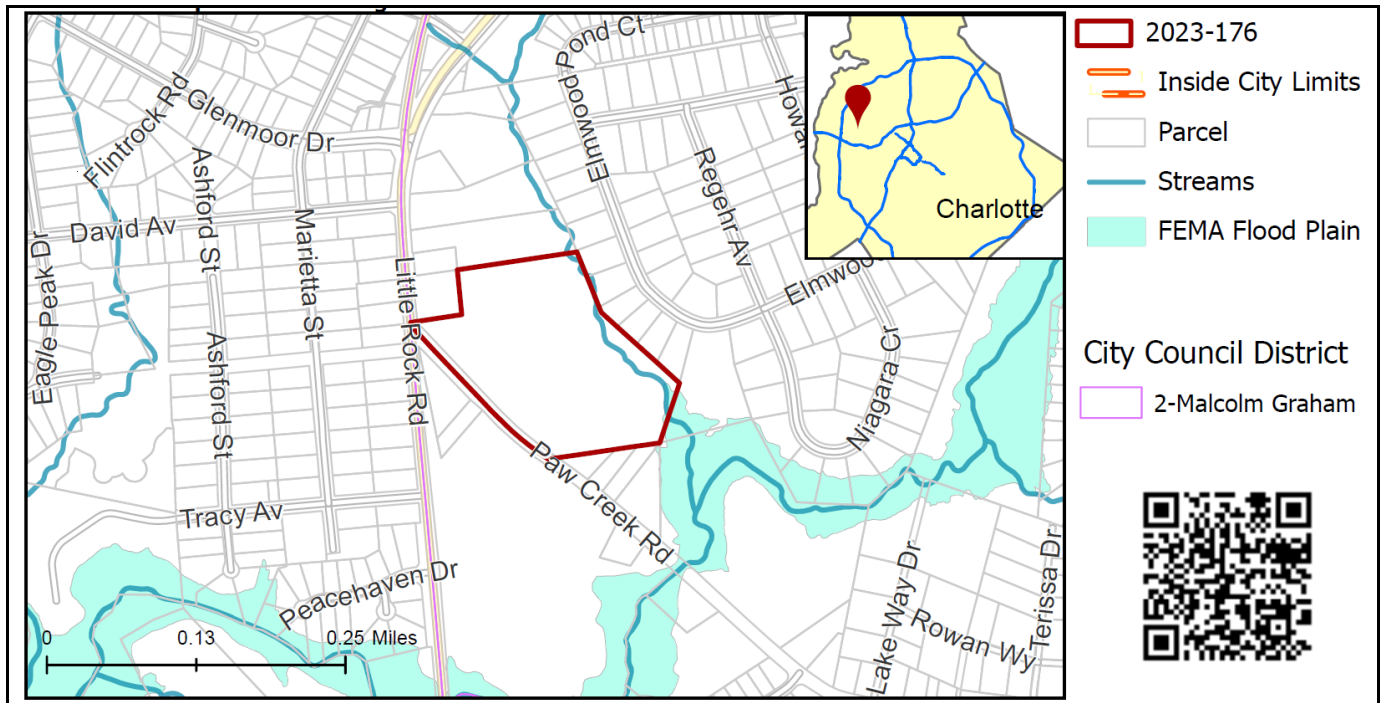


**REQUEST**

Current Zoning: N1-A (neighborhood 1-A)  
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

**LOCATION**

Approximately 14.85 acres located on the northeast side of Paw Creek Road, east of Little Rock Road.



**SUMMARY OF PETITION**

The petition proposes the development of up to 127 duplex, triplex, and quadruplex dwellings. The property is currently the site of 1 single-family dwelling.

**PROPERTY OWNER**

Ronald D Smith

**PETITIONER**

Smith Douglas Homes

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4

**STAFF RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Types.

Rationale for Recommendation

- The site's proposed development pattern is not compatible with the surrounding context of the area and the land use recommendation for the Neighborhood 1 Place Type as proposed use is multi-dwelling development utilizing private alleyways.
- The *2040 Comprehensive Plan* states that single-family detached homes on individual lots are the primary use in the Neighborhood 1 Place Type. When multi-family buildings are proposed, they should be on individual

lots sited along 4+ lane Arterial Streets near high frequency transit lines, and within a ½-mile walk of a Centers Place Type.

- The proposed development fronts on Paw Creek Road, designated by the *Charlotte Streets Map* as a 2+ Lane Avenue and considered an Arterial Street by the UDO. While quadraplexes are permitted in Neighborhood 1 zoning districts, they are typically required to front on an Arterial Streets and provide an affordable unit in each building.
- .
- In the Neighborhood 1 zoning districts, dwelling must be built on individual lots fronting public streets and the *2040 Comprehensive Plan* calls for the character of developments in Neighborhood 1 Place Type to consist of front lawns, landscaped yards, and tree-lined streets. The proposed plan consists of a network of private alleys with front-loaded driveways providing limited yards and few street trees.
- While the site is located adjacent to a school, a fire station, and several churches. The area is not served by public transit, lacks a comprehensive sidewalk network or bike facilities, and is not within a ½-mile walk or a 2-mile bike or transit ride of essential amenities, goods, or services.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood diversity & Inclusion

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

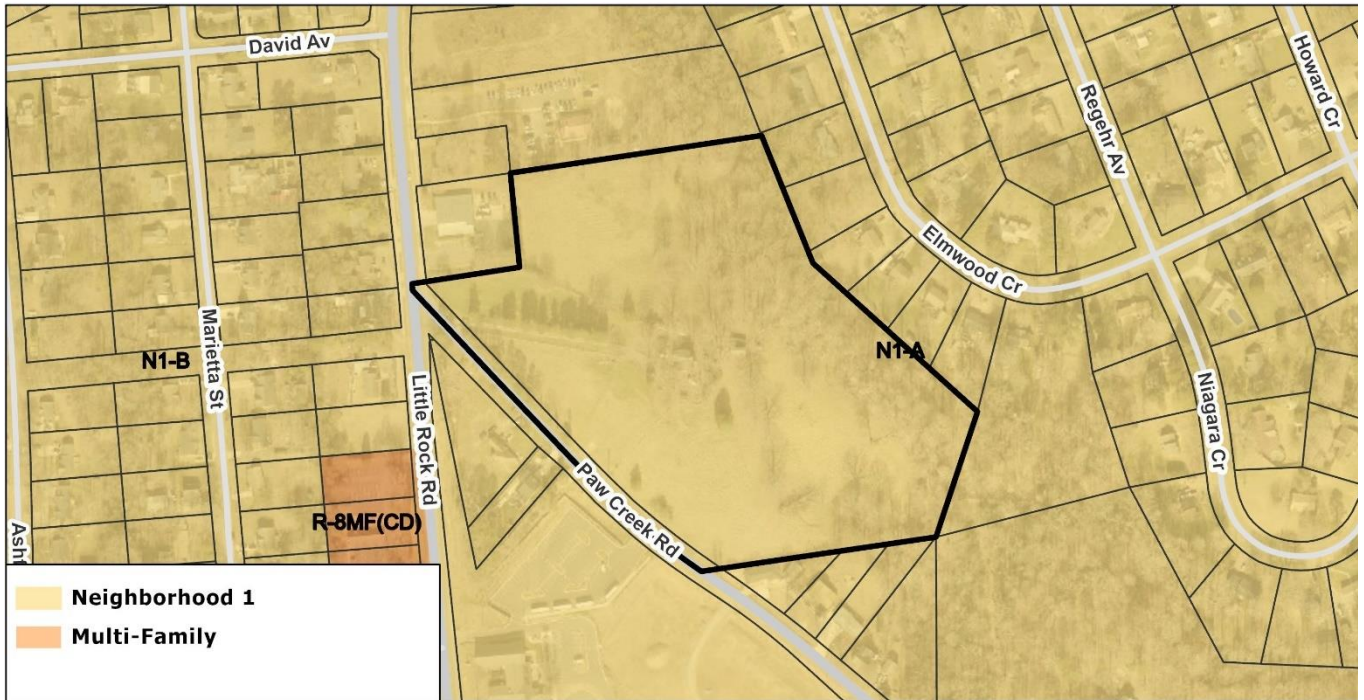
## PLANNING STAFF REVIEW

### • Proposed Request Details

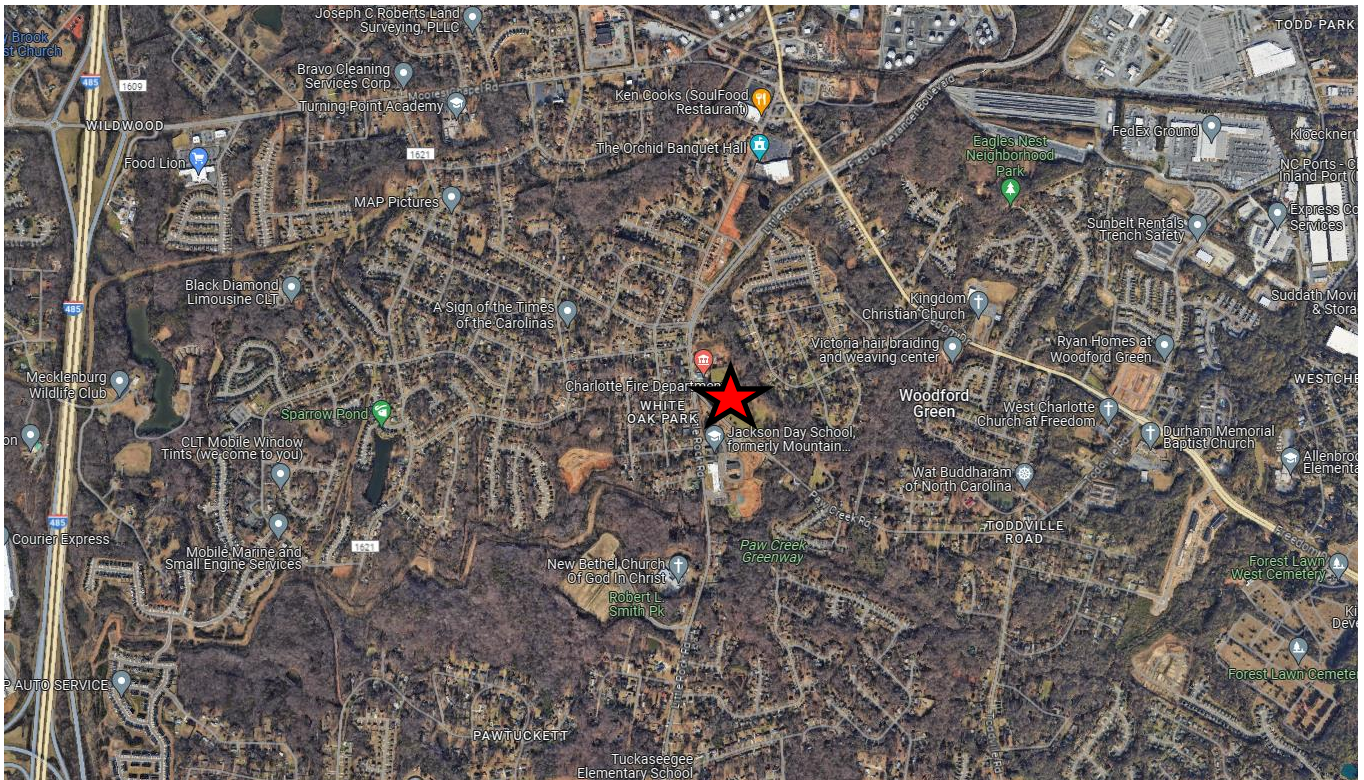
The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 127 duplex, triplex, and quadraplex dwelling units with incidental and accessory uses allowed in the N2-A district.
- The following transportation improvements are proposed:
  - Vehicular access to the site is proposed from Paw Creek Road via a private street designed and built to Local Residential Medium Street standard from the Charlotte Land Development Standards Manual (CLDSM).
  - A 6-foot sidewalk and 8-foot planting strip will be installed along the site's frontage on Paw Creek Road.
  - All required transportation improvements will be made prior to the issuance of the first Certificate of Occupancy (CO).
- The following architectural requirements are proposed:
  - Primary exterior building materials may consist of brick, glass, stone (or synthetic equivalents), stucco/eifs, metal, cementitious or wood siding.
    - Vinyl may not be a primary material but may be utilized for certain architectural features. Unfinished concrete masonry units are prohibited.
  - Pitch roofs will have a minimum slope of 4:12 (porch and shed roofs may be 2:12).
  - Usable front porches or stoops will be a predominant feature on units fronting public streets. Stoops may be covered but will not be enclosed.
  - Blank wall shall be limited to no more than 20 feet for all buildings.
  - Meter banks will be located outside of the setbacks and screen from view of public streets and adjacent properties.

### • Existing Zoning



- The site is zoned N1-A (neighborhood 1). The site is abutting properties on all zoned N1-A. There is a daycare located across Little Rock Road zoned R-8MF(CD) (multi-family).



The site (indicated by red star above) is located on the northeast side of Paw Creek Road, east of Little Rock Road.



View of the site looking southeast from the intersection of Little Rock Road and Paw Creek Road. The site is currently developed with 1 single-family house.



Jackson Day School is located to the south of the site across Paw Creek Road.



A Charlotte Fire Department fire station is located abutting the site to the north on Little Rock Road.



A church is located abutting the site to the north on Little Rock Road.

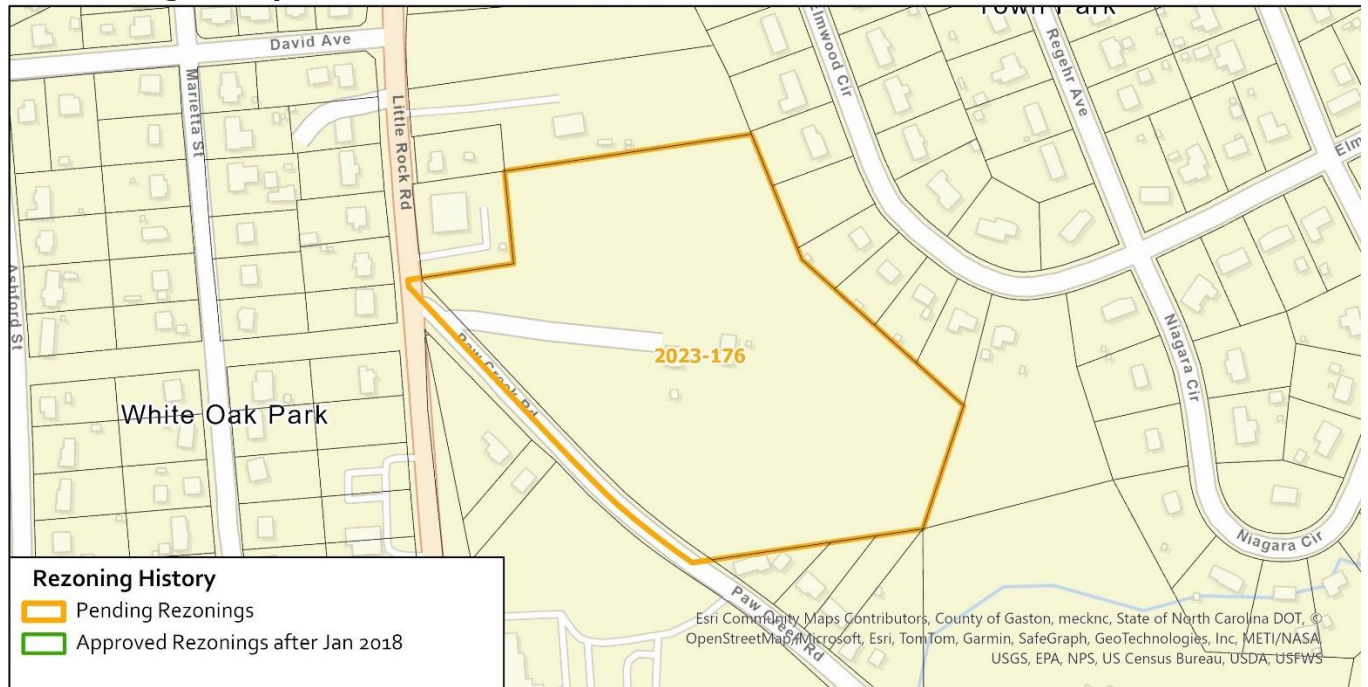


View of single-family houses in a subdivision located northeast of the site.



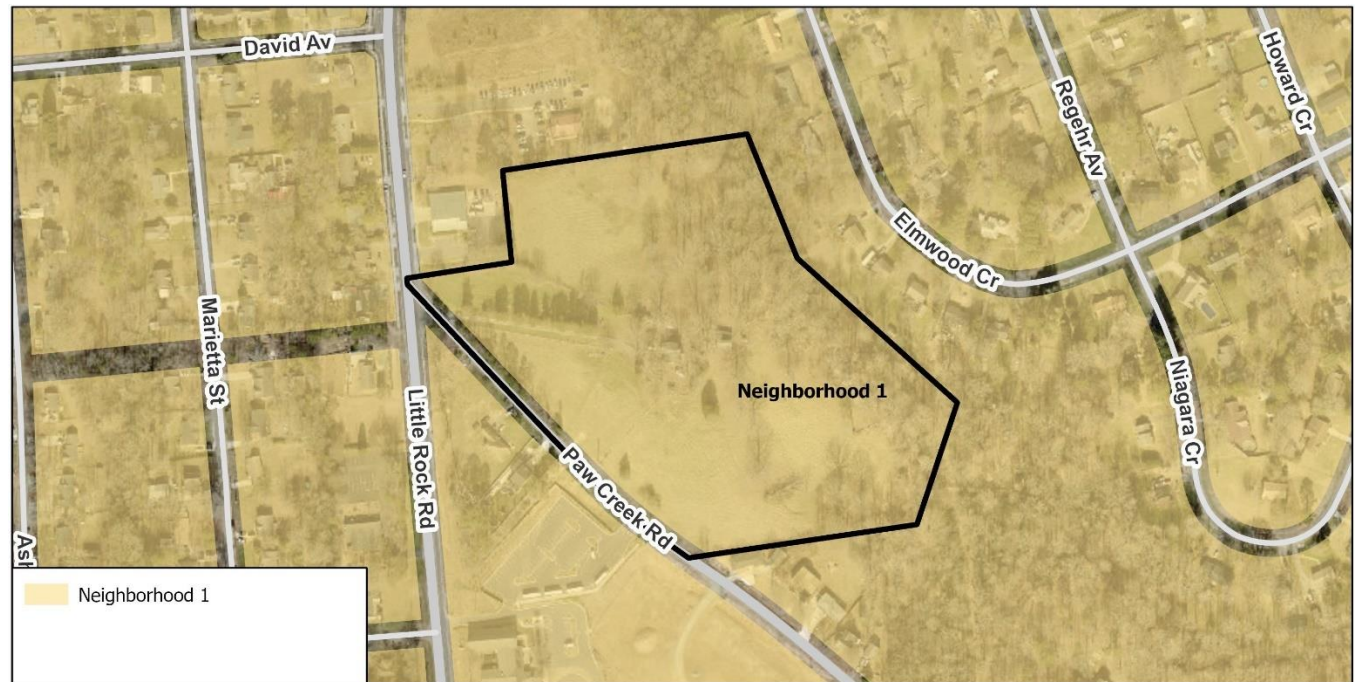
View of single-family houses located along Paw Creek Road, southeast of the site.

• **Rezoning History in Area**



- There has not been any rezoning activity in the area within the past 7 years.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

• **TRANSPORTATION SUMMARY**

- The petition is located at the intersection of Little Rock Road, a State-maintained major arterial, and Paw Creek Road, a City-maintained minor arterial. Based on the 917 daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment (3 points). Site plan and/or conditional note revisions are needed including completion of the CTR and addition of those commitments to the conditional notes.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- No Outstanding Issues.

- **Vehicle Trip Generation:**  
Current Zoning: N1-A  
Existing Use: 15 trips per day (based on 1 single-family dwelling).  
Entitlement: 475 trips per day (44 single-family dwellings).  
Proposed Zoning: 917 trips per day (based on 127 dwellings).

#### DEPARTMENT COMMENTS

- **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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 17 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Tuckaseegee Elementary remains at 109%.
    - Whitewater Middle remains at 82%.
    - West Mecklenburg High remains at 85%.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Paw Creek Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 05921226, and an existing gravity sewer main located along Paw Creek Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 4.

#### OUTSTANDING ISSUES

##### Site and Building Design

1. Provide a maximum number of units per building and a commitment to a minimum ratio of duplex, triplex, quadruplex, and potentially single-family dwelling unit types.
2. Provide a landscape yard along the northern property boundary adjacent to the abutting church use and remove and/or relocate the dumpsters from this location adjacent to the property line.
3. Consider reorienting the buildings adjacent to Paw Creek Road so that units front on the public street and parking is rear alley loaded.

##### Environment

4. Urban Forestry: A tree survey shall be required for all conditional zoning map amendments.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Maxx Oliver 704-336-3818