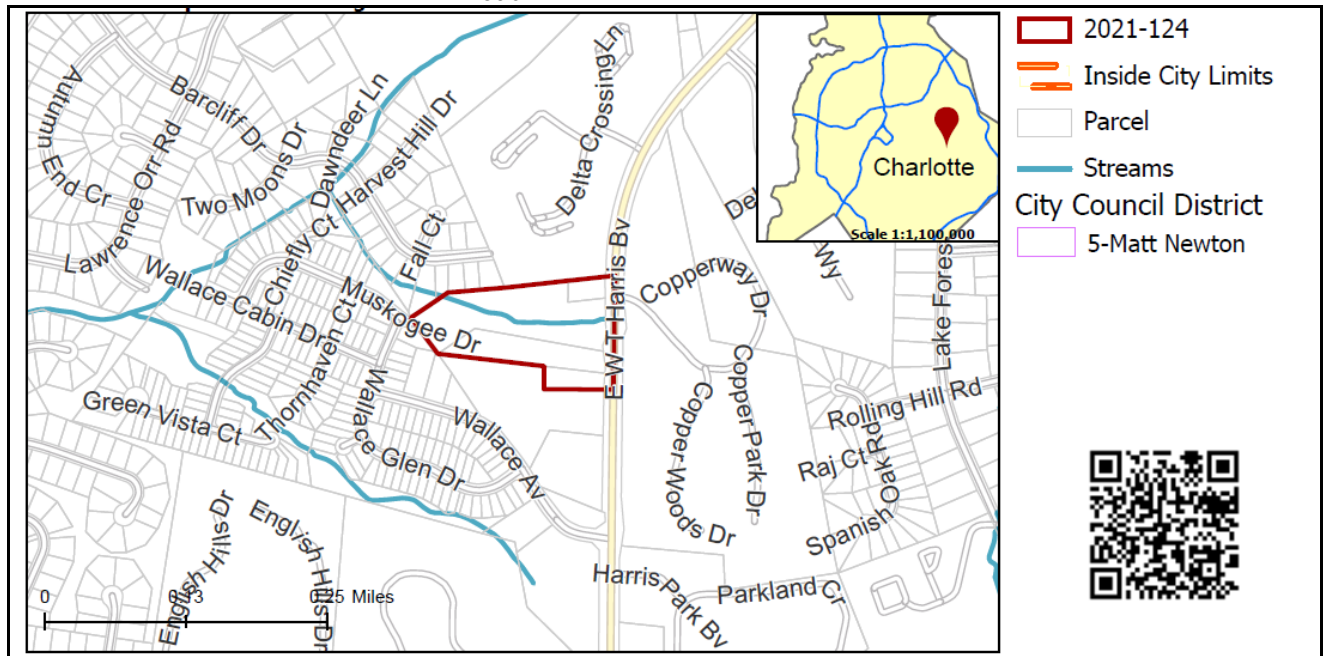


REQUEST

Current Zoning: R-12MF (CD) (multi-family residential, conditional)
Proposed Zoning: R-8 (single family residential)

LOCATION

Approximately 7.53 acres located on the west side of East W.T. Harris Boulevard, north of Albemarle Road, and south of Hickory Grove Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the R-8 (single family residential) zoning district on a site that is currently vacant.

PROPERTY OWNER

JDSI, LLC

PETITIONER

Judson Stringfellow/ JDSI, LLC

AGENT/REPRESENTATIVE

Judson Stringfellow

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Eastland Area Plan* (2003) recommendation for multi-family uses up to 12 dwelling units per acre.

Rationale for Recommendation

- The request is consistent with the land use prescribed by the adopted land use plan.
- The site is directly adjacent to single family zoning.
- The petition would establish consistency with existing, abutting single family development, while also still allowing for a density that is greater than the surrounding single family zoned areas. This furthers the Eastland Area Plan's goals of "supporting strong neighborhoods" by providing additional housing options but maintaining the general character of the surrounding residential areas.
- The rezoning request's maintenance of single family uses but increase in density as compared to the single family areas to the

north and east of the site creates a transition into the higher density multi-family zoned areas adjacent to the site.

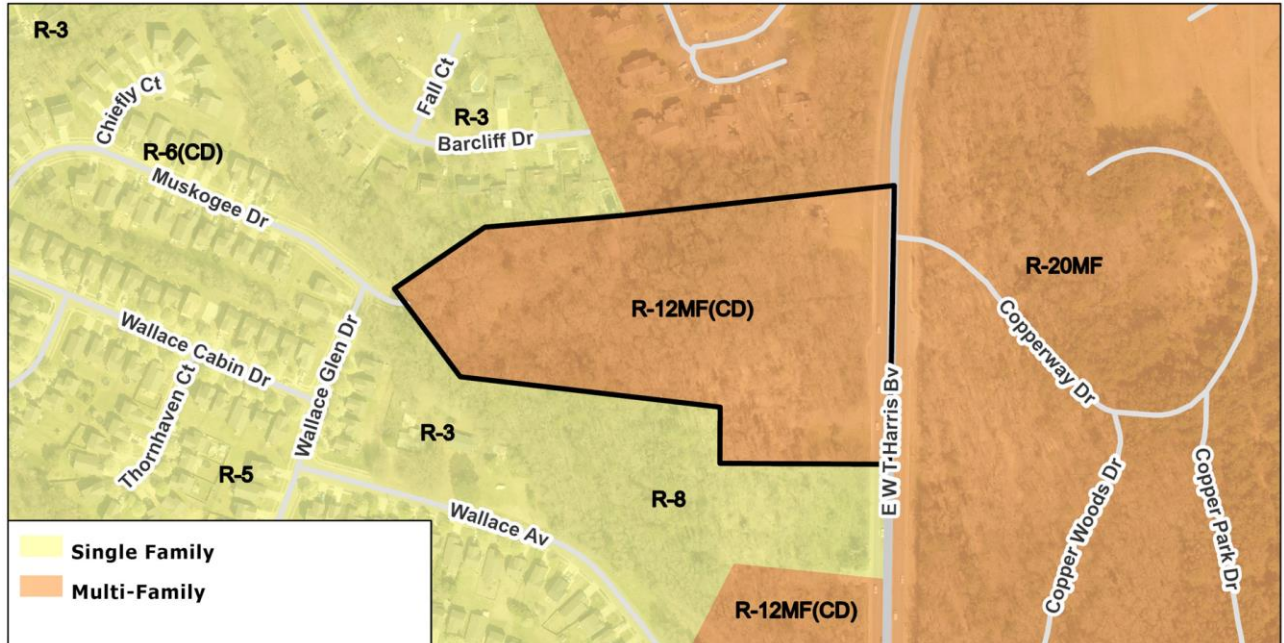
PLANNING STAFF REVIEW

- **Proposed Request Details**

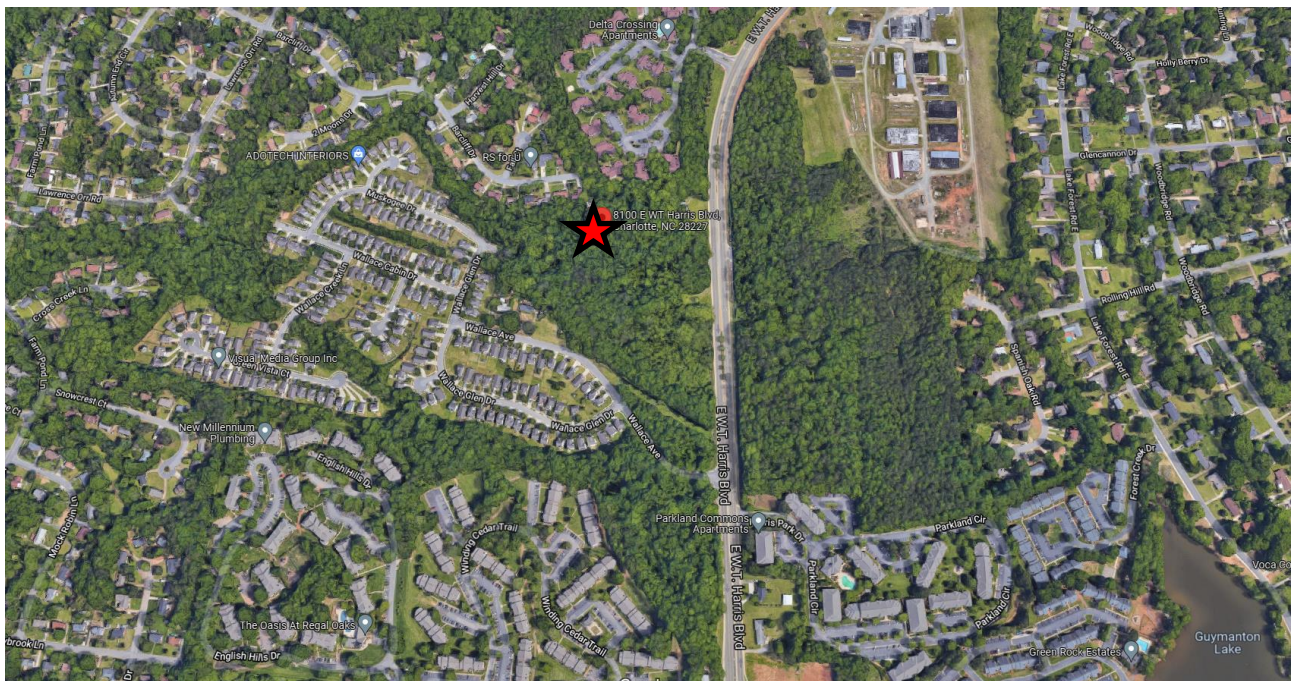
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the R-8 (single family residential) zoning district.

- **Existing Zoning and Land Use**



- There have been no recent rezonings of this site. The surrounding area includes single family residential uses and multi-family residential uses.



- The site is denoted with a red star.



- North of the site are multi-family and single family residential developments.



- The area east of the site is vacant.

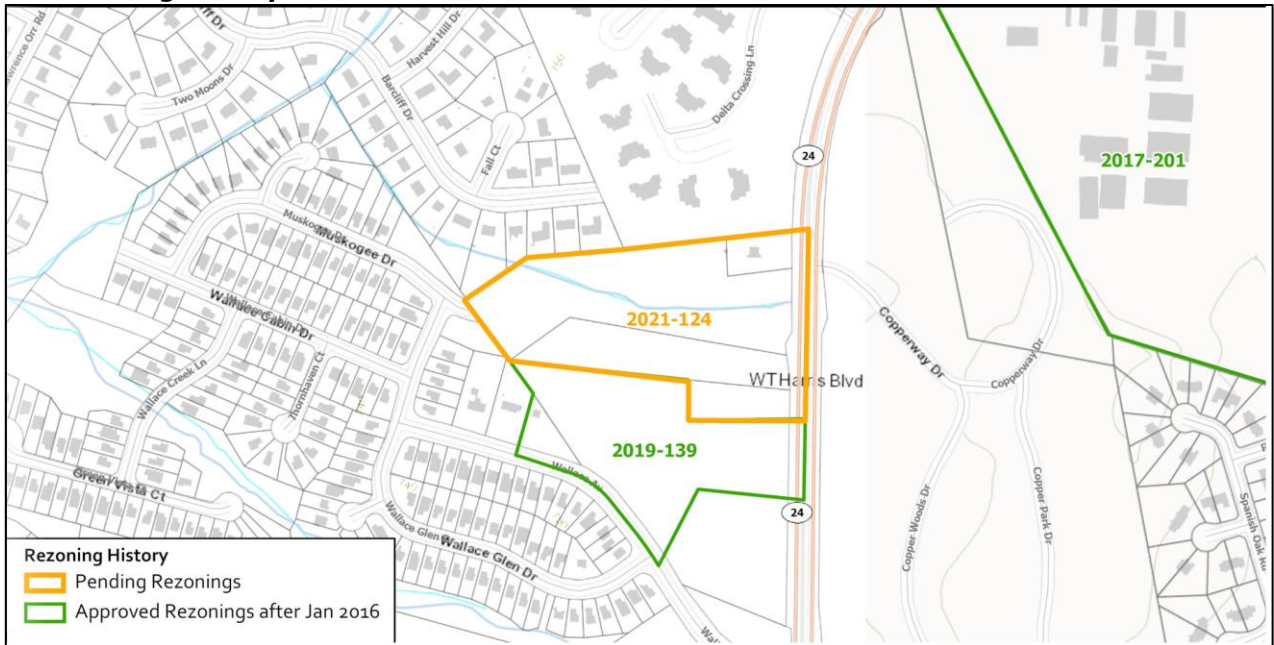


- The area south of the site is vacant.



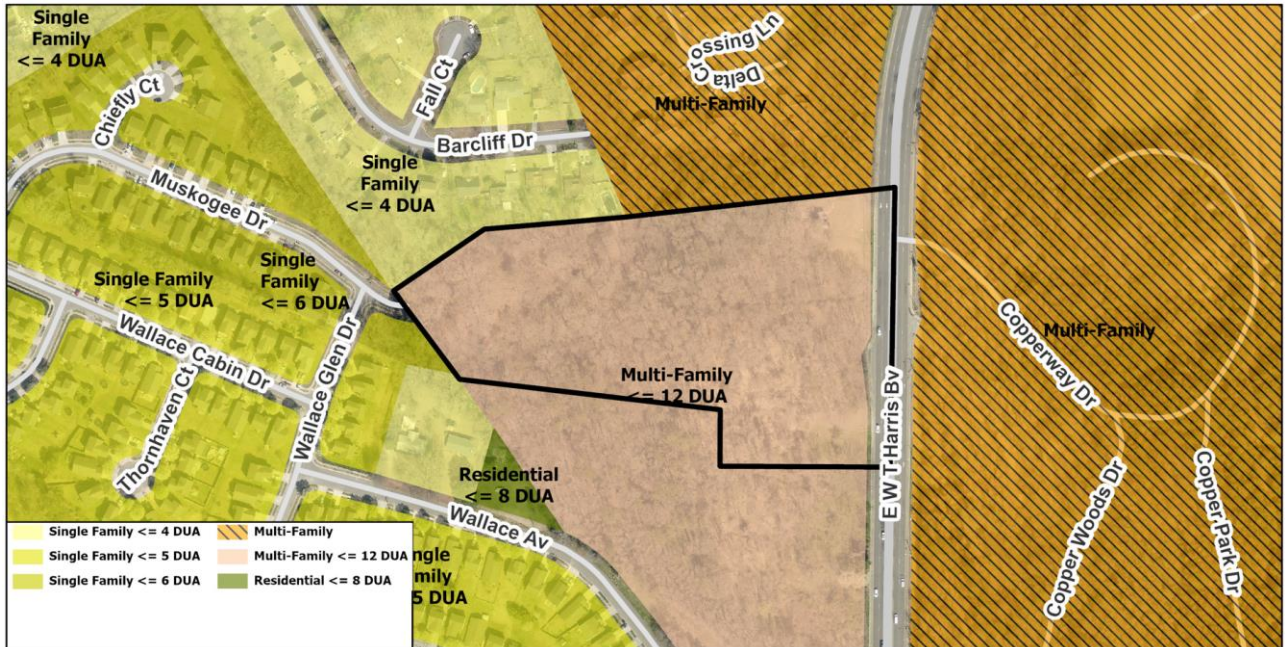
- West of the site are single family uses.

- **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|--|----------|
| 2017-201 | Rezoned 24.74 acres from R-20MF (CD) and R-3 to R-12MF (CD). | Approved |
| 2019-139 | Rezoned 5.32 acres from R-3 and R-12MF to R-8. | Approved |

- **Public Plans and Policies**



- *Eastland Area Plan* (2003) recommends multi-family uses up to 12 dwelling units per acre for this site.
- **TRANSPORTATION SUMMARY**
 - The site is located adjacent to East W T Harris Boulevard, a State-maintained major thoroughfare and Muskogee Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. Connections between neighborhoods and parks should be explored during permitting. This site is being rezoned conventionally, and there is no site plan to review. CDOT will determine streetscape requirements for this site during the permitting process.
 - **Active Projects:**
 - There are no active projects near this site.
 - **Transportation Considerations**
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (site is vacant).
 - Entitlement: 485 trips per day (89 multi-family units).
 - Proposed Zoning: 415 trips per day (60 single family units).

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 comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 24 students, while the development allowed under the proposed zoning may produce 16 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Lawrence Orr Elementary from 96% to 98%
 - Albemarle Middle remains at 117%
 - Independence High remains at 119%
- **Charlotte Water:** See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.

- **Erosion Control:** See advisory comments at www.rezoning.org
 - **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 advisory comments at www.rezoning.org
 - **Urban Forestry:** No comments submitted.
-

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org





Planner: Holly Cramer (704) 353-1902







Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-124

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 |
|---|---|--|
|  | Goal 1: 10- Minute Neighborhoods 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. | X |
|  | Goal 2: Neighborhood Diversity & Inclusion 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. | ✓ |
|  | Goal 3: Housing Access for All 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 |
|  | Goal 4: Trail & Transit Oriented Development (2-TOD) 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>Goal 5: Safe & Equitable Mobility</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>N/A</p> |
|  | <p>Goal 6: Healthy, Safe & Active Communities</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>Goal 7: Integrated Natural & Built Environments</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>Goal 8: Diverse & Resilient Economic Opportunity</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>Goal 9: Retain Our Identity & Charm</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>✓</p> |
|  | <p>Goal 10: Fiscally Responsible</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> |