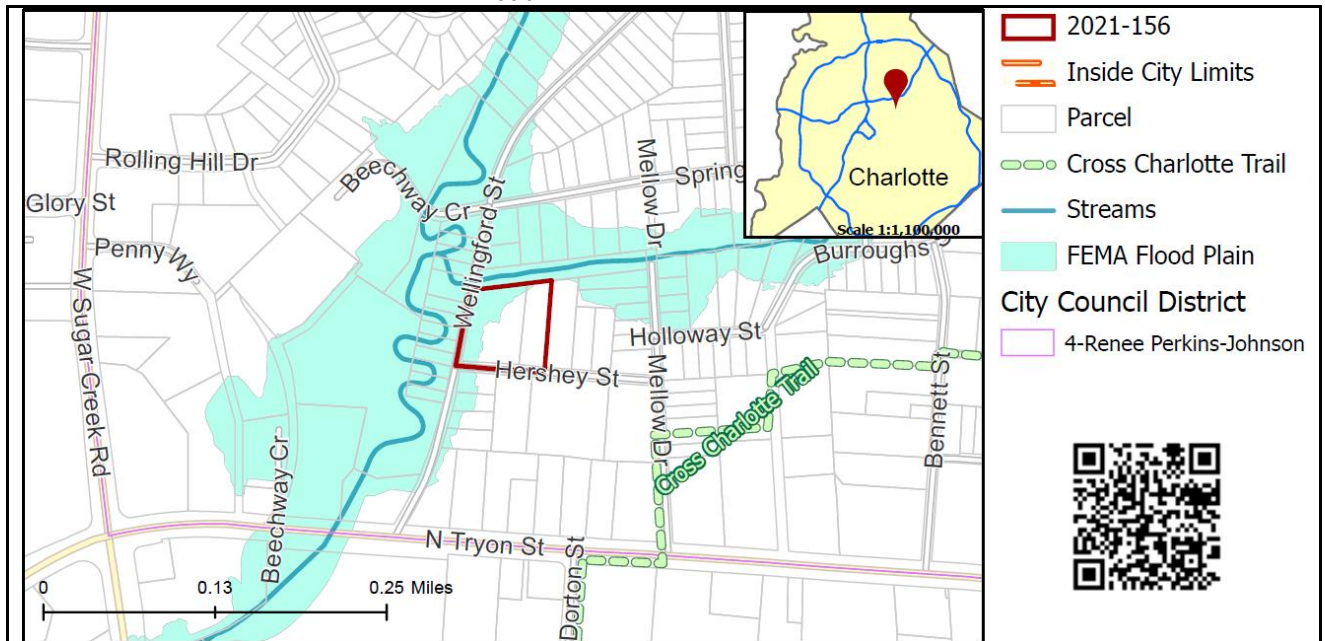


REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 2 acres located at the northeast intersection of Wellingford Street and Hershey Street, east of West Sugar Creek Road.



SUMMARY OF PETITION

The petition proposes to redevelop the existing single family home and vacant parcel with a townhome community containing up to 20 units for a density of 10 units per acre in northeast Charlotte.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Erasmo Valenzuela
Elite Team Realty & Property Management Inc.
Collin Brown & Brittany Lins, Alexander Ricks

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2.

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Northeast District Plan* recommendation for single family residential up to 4 units per acre and greenway use. However, the *General Development Policies* support the density requested of less than or equal to 12 units per acre.

Rationale for Recommendation

- The *General Development Policies* would support up to 12 units per acre on this site. However, the petition proposes up to 20 single family attached units for a density of 10 units per acre.
- The plan provides building design standards and limits the building heights to 40 35 feet, compatible with single family residential development.

- Provides an 8 ft wide landscape area along the eastern property line where the development is closest to existing single family homes.
- Dedicates or provides a greenway/stormwater easement along the northern property line.
- Provides additional housing options in the area.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from single family residential up to 3 units per acre and greenway to residential use less than or equal to 12 units per acre.

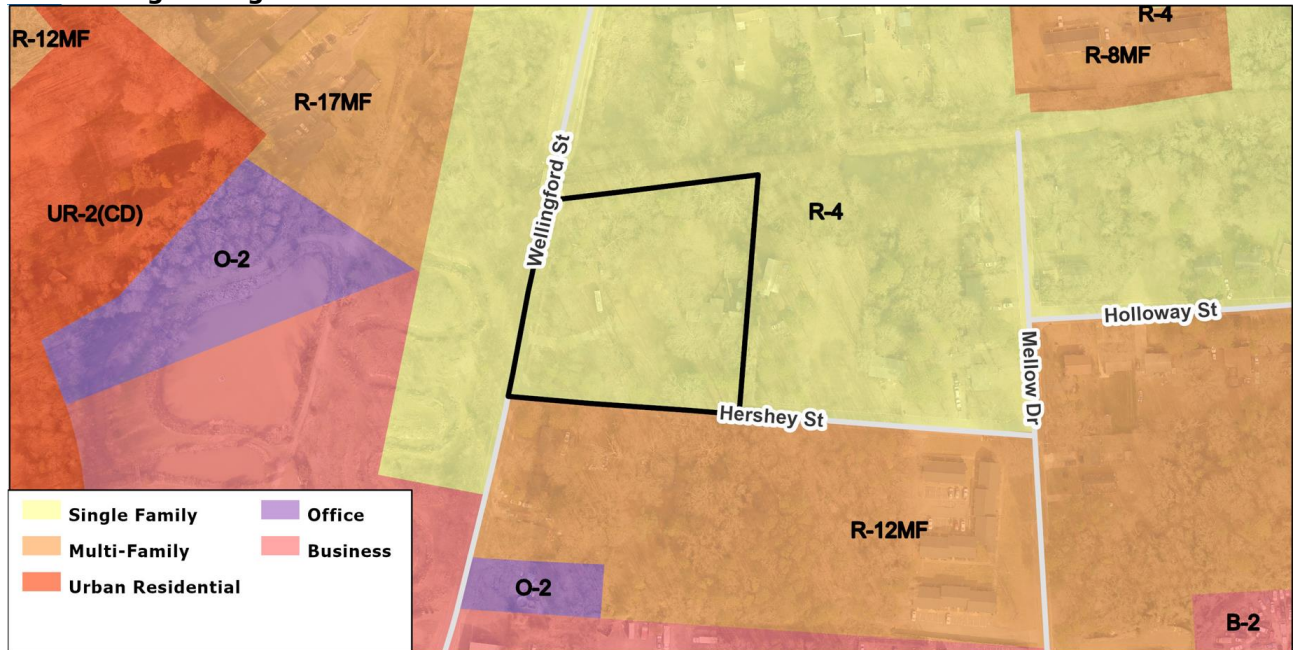
PLANNING STAFF REVIEW

• Proposed Request Details

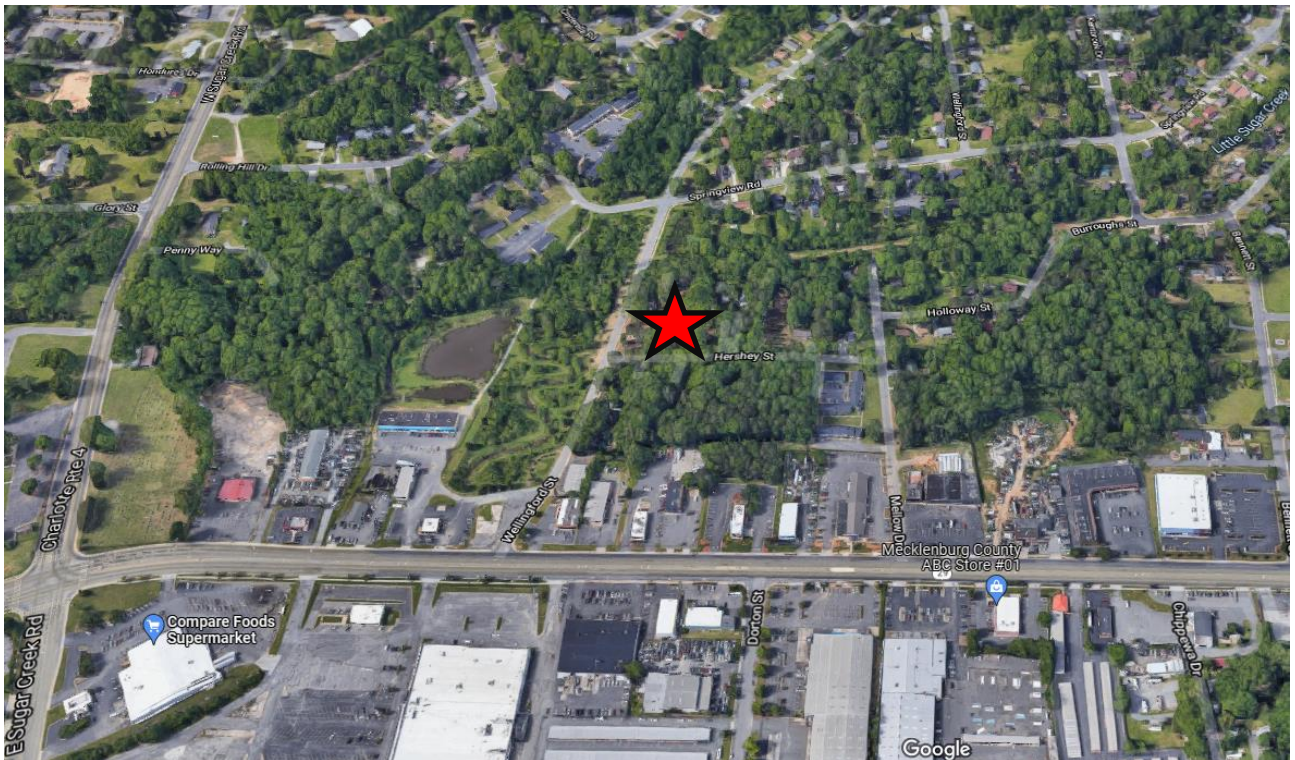
The site plan accompanying this petition contains the following provisions:

- Up to 20 single family attached townhome dwelling units for a density of 10 units per acre.
- Limits building height to ~~40~~ 35 ft.
- Access to the site via private drive/alley off Hershey Street.
- Commits to a minimum of 4 visitor parking spaces.
- Maximum of 4 units per building when front a public street.
- Provides 16 ft setback along Wellingford St. and 28 ft setback on Hershey St.
- Provides a minimum of 4 visitor parking spaces.
- Constructs 8 ft planting strip and 6 ft sidewalk along Wellingford Street and Hershey Street.
- Provides building design standards related to allowed exterior building materials, pitched roofs, usable stoops, blank walls, and raised entrances.
- Dedicates and conveys or provides a greenway and stormwater easement to Mecklenburg County along the northern property line.
- Provides an 8 ft wide landscape strip along the eastern property line planted with evergreen trees planted 10 ft on center.
- Limits height of detached lighting to 21 ft.

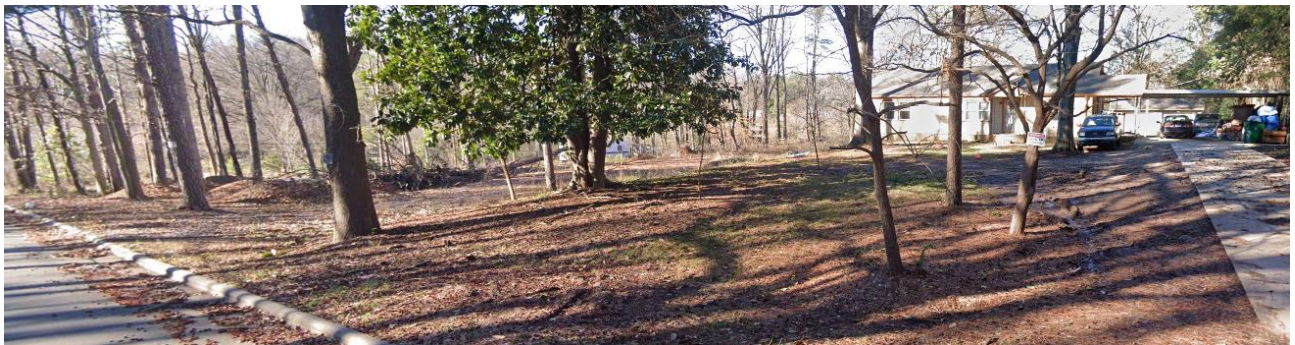
• Existing Zoning and Land Use



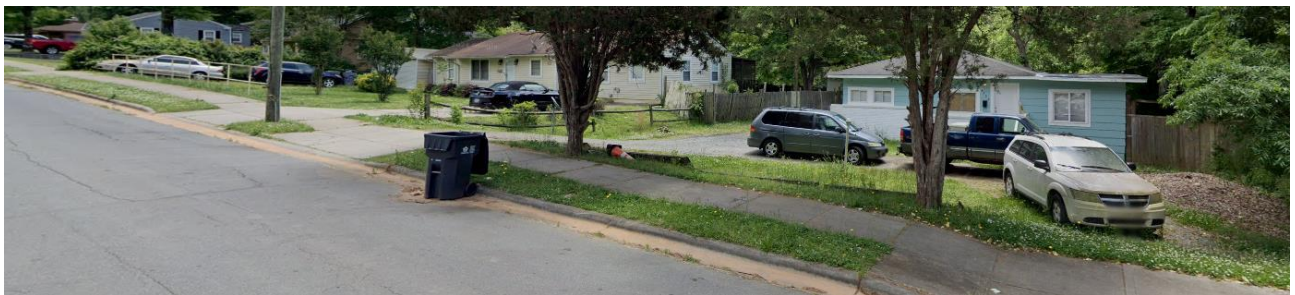
The site is in an area with a mixture of zoning districts and residential dwelling types. The Little Sugar Creek runs east and north of the site.



The site, indicated by the red star above, is located in a residential area just north of N. Tryon.



The site is lightly wooded developed with one single family home.



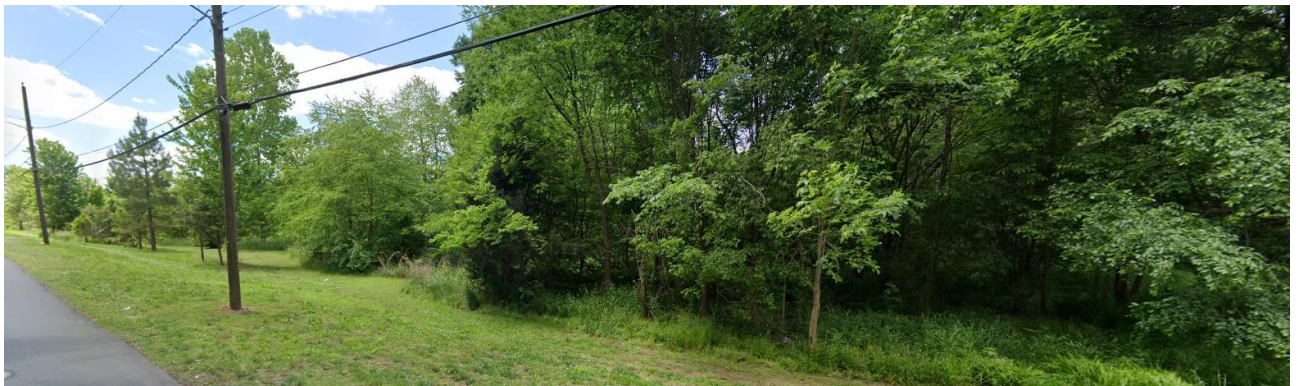
North of the site along Springview Road, across Little Sugar Creek are single family homes.



South of the site, across Hershey Street are single family homes.

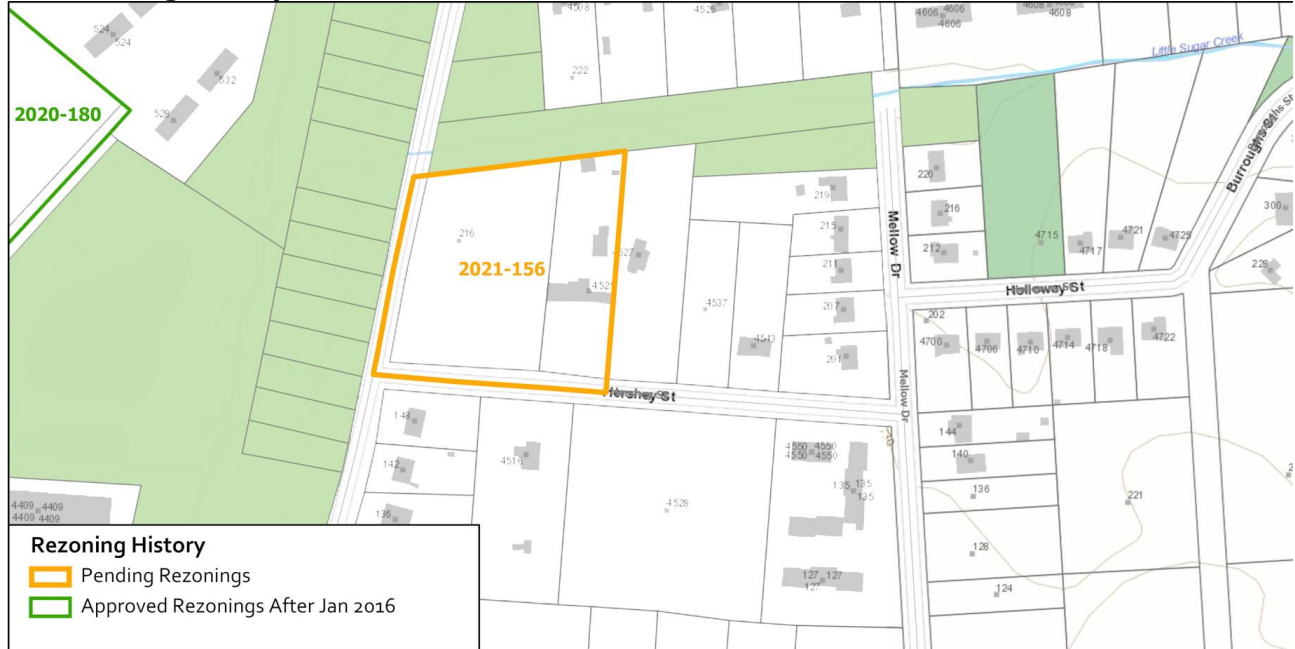


East of the site, along Hershey Street are single family homes.



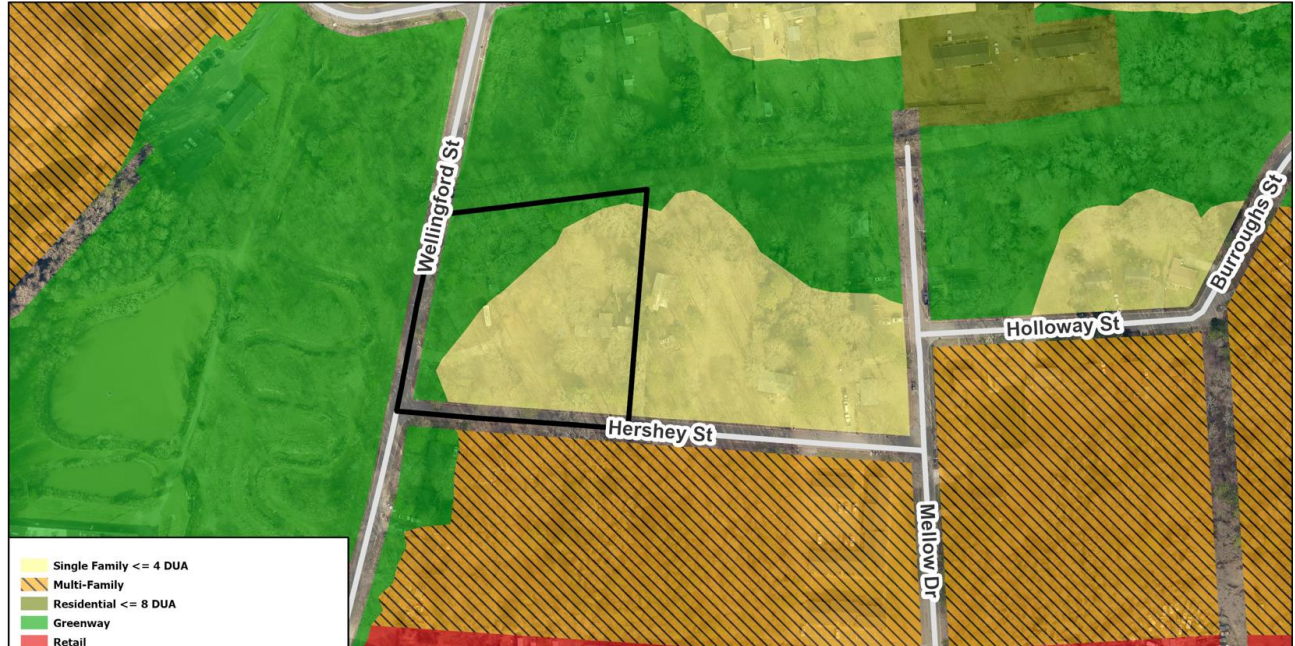
West of the site, across Wellingford Street is wooded area along Little Sugar Creek.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-180	9.93 acres west of the site along Sugar Creek Road to UR-2(CD) to allow up to 200 multi-family dwelling units.	Approved

- Public Plans and Policies**



- The *Northeast District Plan* (1996) recommends single family residential up to 4 units per acre for the eastern portion of the site and greenway for the western portion of the site.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for the density requested as illustrated in the table below. The petitioner is requesting 12 units per acre.

Assessment Criteria	Density Category – up to 12 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	3
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 13	Total Points: 13

• **TRANSPORTATION SUMMARY**

- The site is located on the corner of Wellingford Street, a City-maintained collector street, and Hershey Street, a City-maintained local street. In accordance with City Ordinances and the City's WALKS Policy, CDOT is coordinating with the petitioner to provide an 8-foot planting strip and 6-foot sidewalk along the site's frontage of Wellingford Street and Hershey Street. Additionally, CDOT is coordinating with the petitioner to provide ADA-compliant curb ramps at the intersection of Hershey Street and Wellingford Street and on each side of the storm water culvert located adjacent to this site. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - No active projects in the area.
- **Transportation Considerations**
 - ~~See Outstanding Issues, Notes 3 & 6~~ Addressed
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 single family dwelling).
Entitlement: 105 trips per day (based on 8 single family dwellings).

Proposed Zoning: 115 trips per day (based on 20 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 4 students, while the development allowed under the proposed zoning may produce 3 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:
 - Hidden Valley Elementary at 126%
 - Martin Luther King Jr. Middle at 94%
 - Julius L. Chambers High at 126%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Wellingford St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Hershey St. No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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 / City Arborist:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. Clarify the building footprints and parking enveloped to show how the site is proposed to be developed. At this point it is unclear how units will be accessed with alleys and driveways, how they will be parked (surfaced or driveways), and the number of units doesn't seem to match the building footprints. Addressed.
2. Increase the proposed/provided setback along Hershey Street to more closely match the established setback along the street. Across the street the homes are approximately 29 feet from the curb line. Label the setback to clarify that it is measured from the back existing or future curb line whichever is greater. Addressed

Transportation

3. Label and dimension the curb and gutter from the centerline for each road on the site plan. Show the proposed curb line along frontage of Wellingford Street at 17.5 feet from the existing street centerline. Addressed
4. Revise site plan and conditional note(s) to commit to dedicate 36 feet of right-of-way from existing the road centerline, in accordance with CLDSM U-07 Local Collector Street Cross Section along Wellingford Street. Label and dimension the right-of-way from the centerline of the road. Addressed
5. Revise site plan and conditional note(s) to commit to dedicate 28 feet of right-of-way from the existing road centerline along Hershey Street. Label and dimension the right-of-way from the centerline of the road. Addressed
6. Add callout on site plan for ADA ramp on each side of the culvert to clarify plan. Add a conditional note committing that the ramps on each side of the culvert will be reconstructed to ADA standard. Addressed
7. Label proposed ROW or sidewalk utility easement on site plan located 2ft behind sidewalk. Add conditional note to plan. Addressed

REQUESTED TECHNICAL REVISIONSSite and Building Design

8. Provide adjacent building footprints. Addressed
9. Amend Transportation note III.4 to specify an 8 ft planting strip and 6 ft sidewalk will also be provided along Hershey Street. Addressed
10. Amend Environmental note V.3 to clarify "of the same area" Addressed
11. Amend Environmental note V.4 to clarify the location of the landscaping strip. Addressed

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





Planner: John Kinley (704) 336-8311



Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-156

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.	✓
	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.	N/A
	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>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>N/A</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>