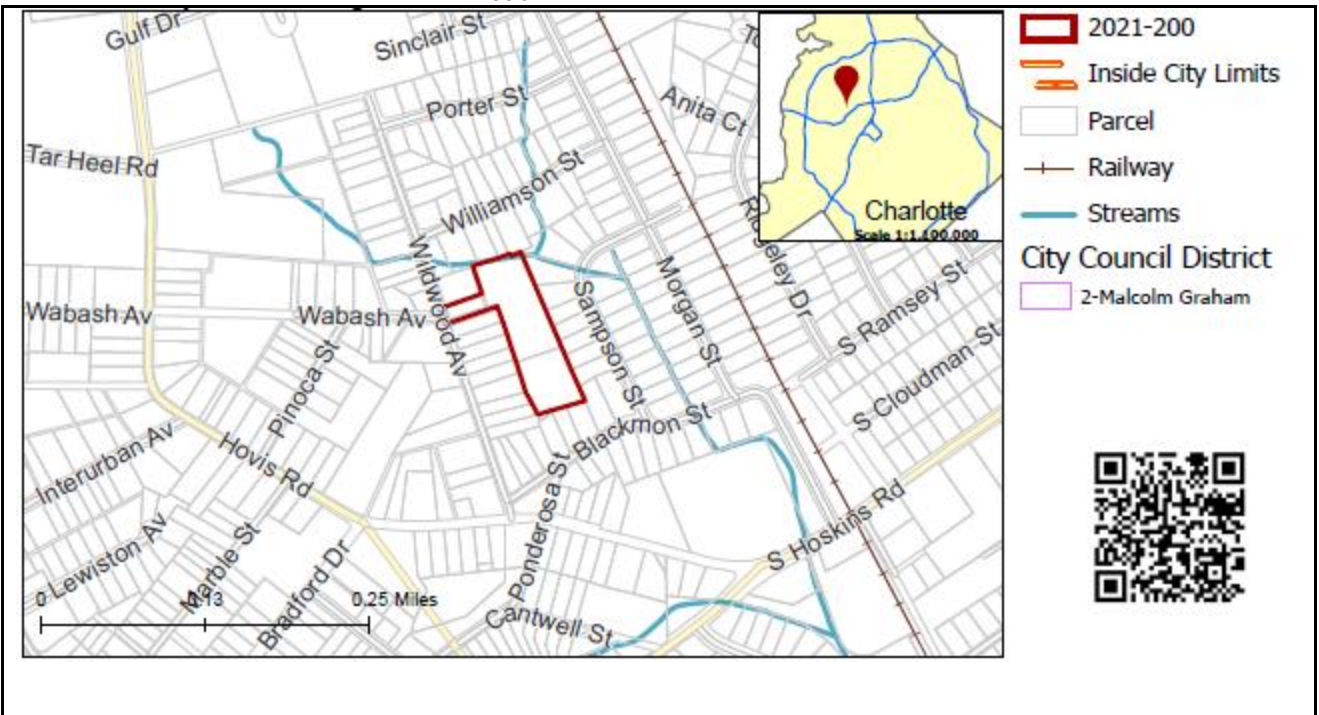


REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 3.21 acres located on the east side of Wildwood Avenue, north of South Hoskins Road, and west of Rozzelles Ferry Road.



SUMMARY OF PETITION

The petition proposes to allow an infill residential development of up to 18 duplexes with a density of 5.6 dwelling units per acre.

PROPERTY OWNER

C5100, LLC

PETITIONER

Trade Street Townhomes, LLC

AGENT/REPRESENTATIVE

Russell Fergusson, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 8

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Thomasboro/Hoskins Small Area Plan's* (2002) proposed density of 5 dwelling units per acre, but it is **consistent** with the area plan's proposal of residential use.

Rationale for Recommendation

- The proposed site plan is consistent with the residential land use recommendation for the site and only slightly higher in density of 5.6 dwelling units per acre from the recommended 5 dwelling units per acre.
- The proposed development for duplexes is compatible with the surrounding single-family neighborhood, and consistent with the overall vision for the area.

- The proposed site plan provides an internal street with sidewalk and on-street parking for the development.

The approval of this petition will revise the adopted future land use as specified by the *Thomasboro/Hosking Small Area Plan*, from current single family up to 5 DUA to residential up to 6 DUA for the site.

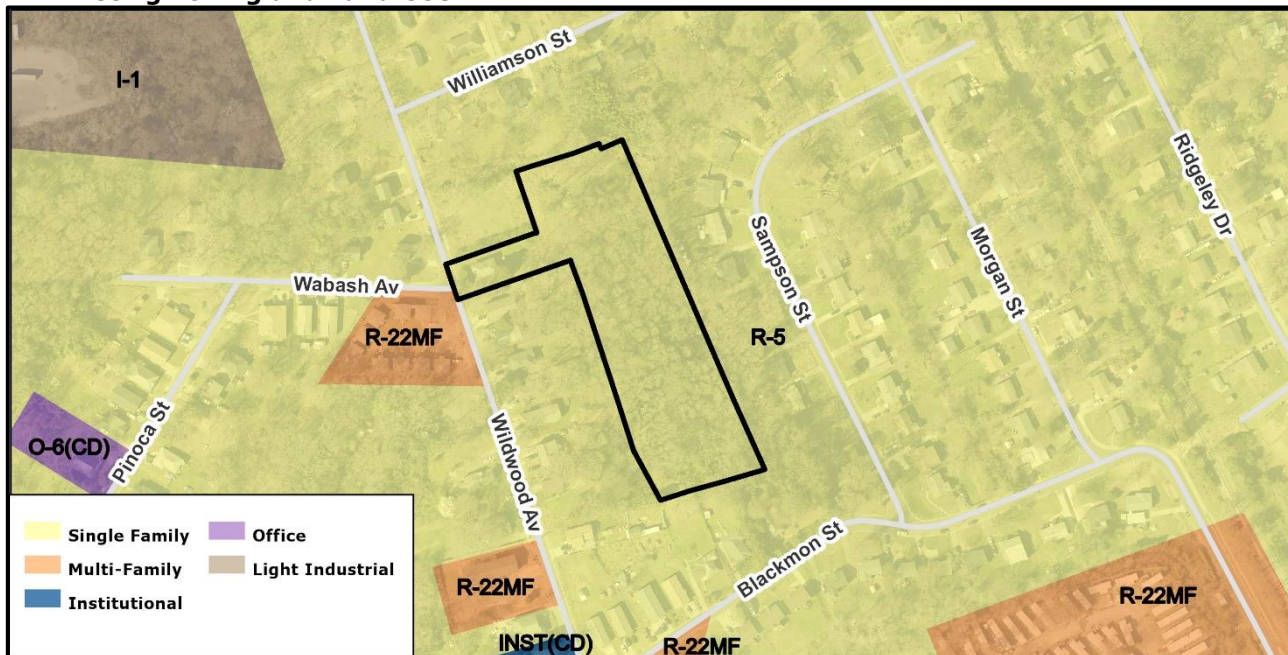
PLANNING STAFF REVIEW

- **Proposed Request Details**

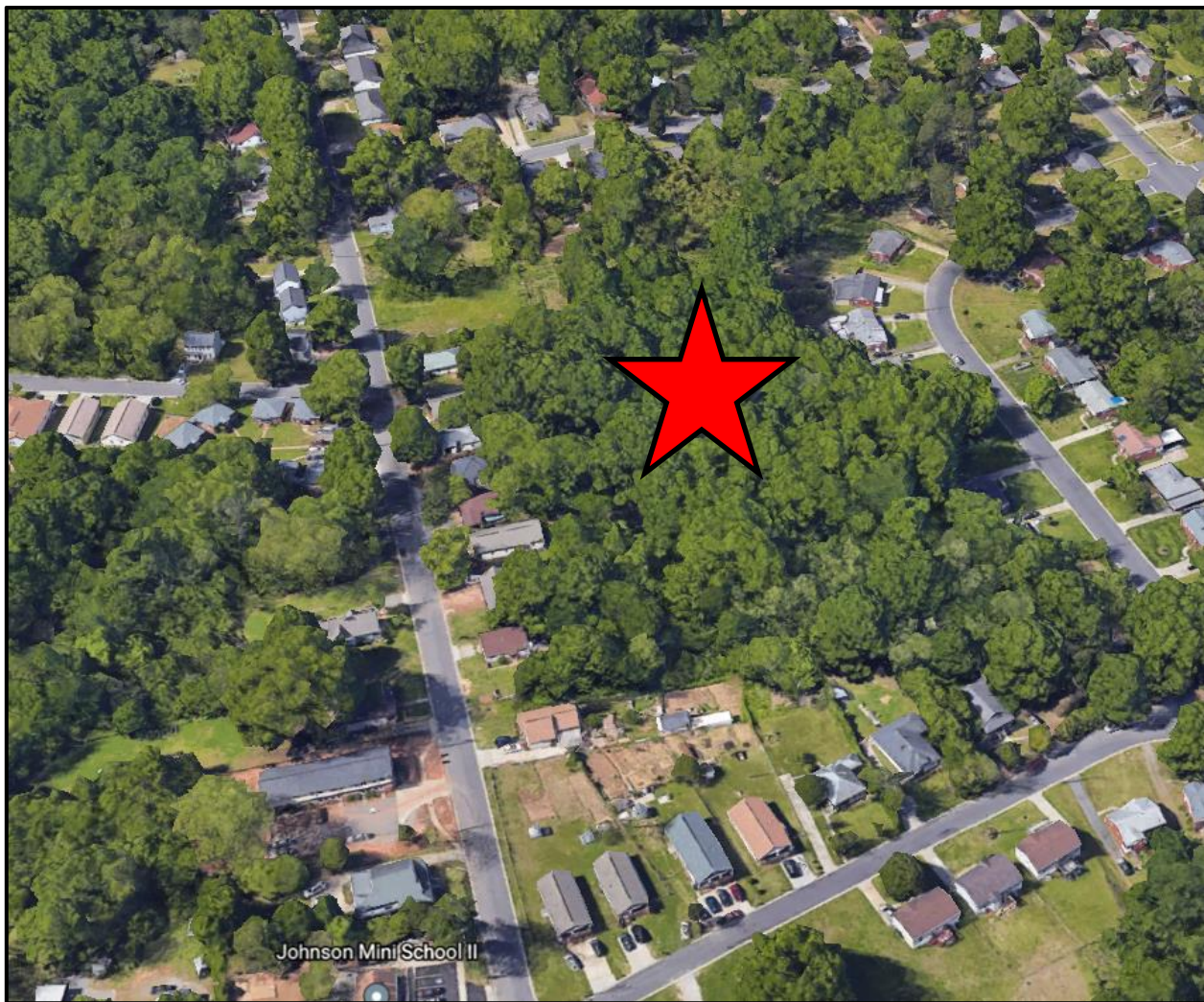
The site plan accompanying this petition contains the following provisions:

- Allows up to 18 dwelling units (duplexes) on 9 lots, with a density of 5.6 dwelling units per acre.
- Limits height to 40-feet.
- Provides an 8-foot planting strip and a 6-foot sidewalk along Wildwood Avenue and the internal street.
- Provides access to the site from Wildwood Avenue.
- Provides walkways to connect all residential entrances to sidewalks.
- Architectural details:
 - To provide privacy, all residential entrances within 15-feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24-inches.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
 - Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
 - Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

- Existing Zoning and Land Use



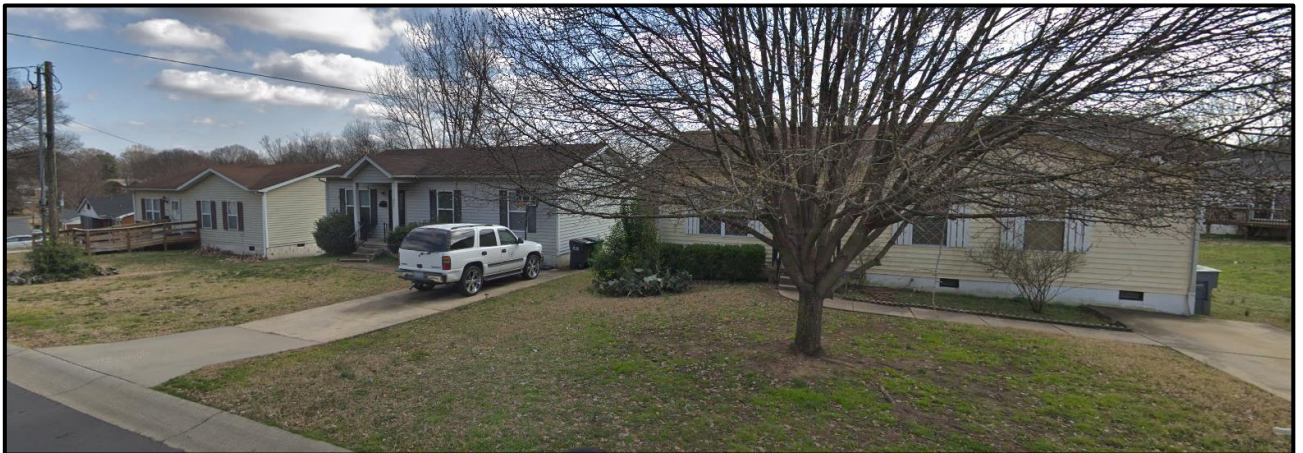
The subject property is zoned R-5. The surrounding land uses include single family homes and multi-family apartments.



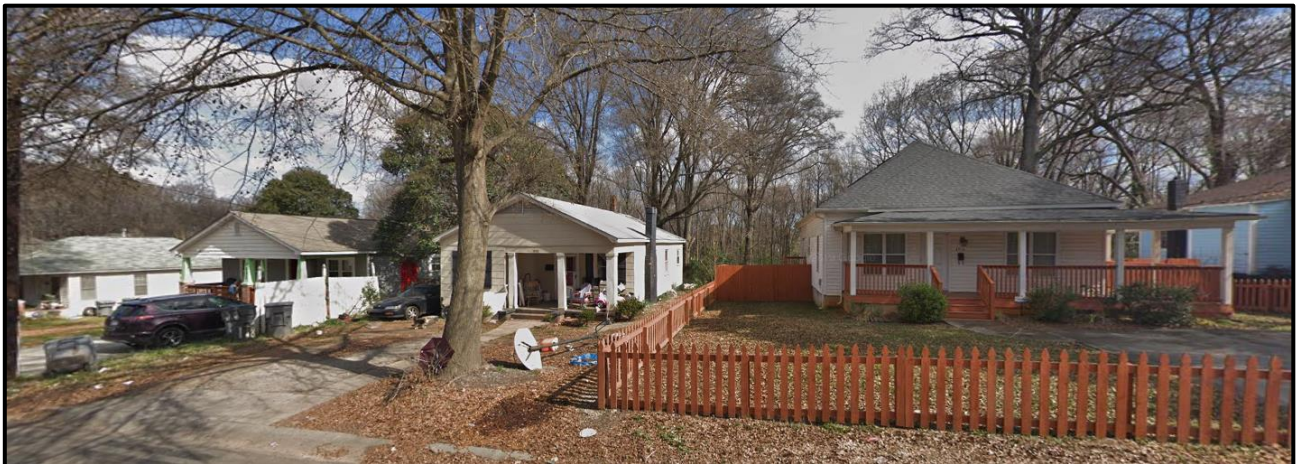
The subject property is denoted with a red star.



The property to the north along Williamson Street is developed with single family homes.



The property to the south along Blackmon Street is developed with single-family homes.

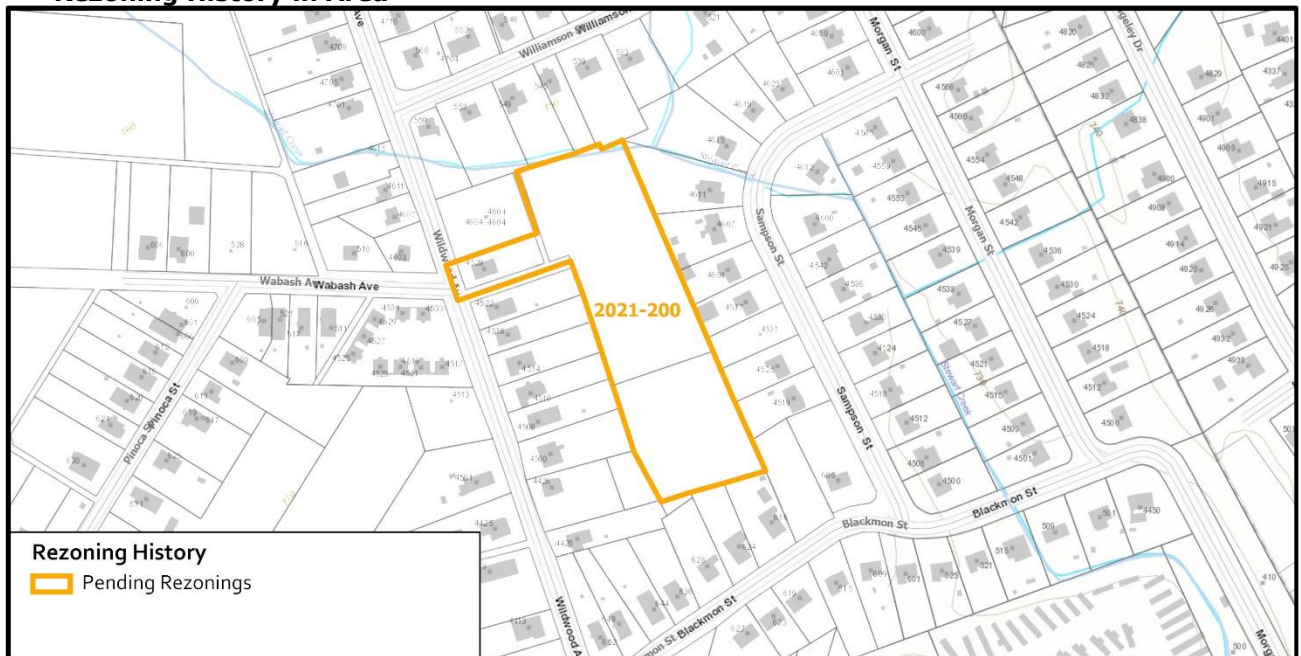


The property to the west along Wildwood Avenue is developed with single family homes.



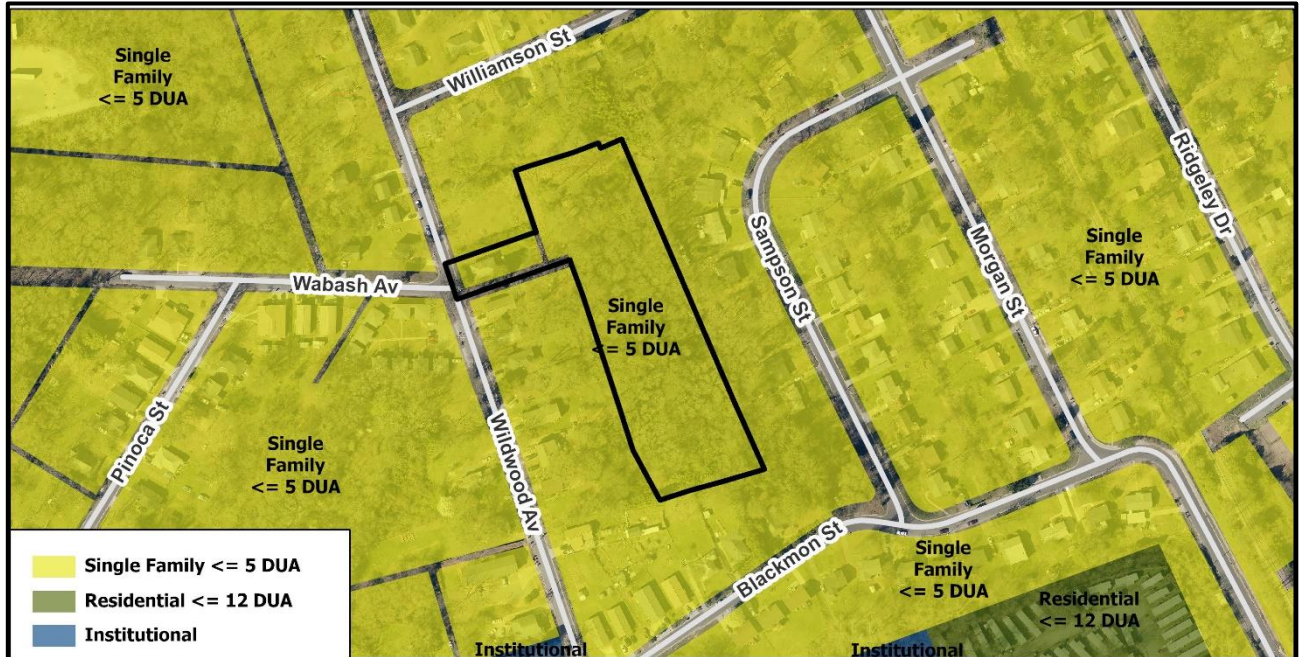
The property to the east along Sampson Street is developed with single family homes.

- **Rezoning History in Area**



There have been no recent rezonings in this area.

- **Public Plans and Policies**



- The *Thomasboro/Hoskins Small Area Plan* (adopted 2002) recommends single family up to 5 DUA for this site and surrounding area.
- **TRANSPORTATION SUMMARY**
 - The site is located adjacent to Wildwood Avenue, a City maintained minor collector and north of Blackmon Street, a City maintained local street. The proposed site will generate less vehicular trips than what is entitled with the current zoning. In accordance with City Ordinances and Charlotte WALKS Policy, the petitioner has committed to provide a new public street with appropriate pedestrian infrastructure. CDOT has no outstanding items.
 - **Active Projects:**
 - N/A
 - **Transportation Considerations**
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on 1 single family dwelling).
 - Entitlement: 195 trips per day (based on 16 single family dwellings).
 - Proposed Zoning: 100 trips per day (based on 18 townhomes).

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:** 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 9 students, while the development allowed under the proposed zoning may produce 4 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:
 - Allenbrook Elementary remains at 83%.
 - 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 Wildwood Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located along Wildwood Avenue. See advisory comments at www.rezoning.org
- **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:** See Outstanding Issues, Notes 1 & 2
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES

Environment

- ~~1. Please include the following note under Environmental Features: For adjoining parcels receiving storm water discharge the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to Sampson Street. If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.~~ Addressed
- ~~2. Please include the following notes on the plan sheet under "Environmental Features": The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.~~ Addressed

REQUESTED TECHNICAL REVISIONS

Site and Building Design

- ~~3. Show space for dumpster location.~~ Addressed
- ~~4. Remove "3 stories" for maximum height and use feet instead.~~ Addressed

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





Planner: Michael Russell (704) 353-0225






Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-200

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 March 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.	✗
	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>