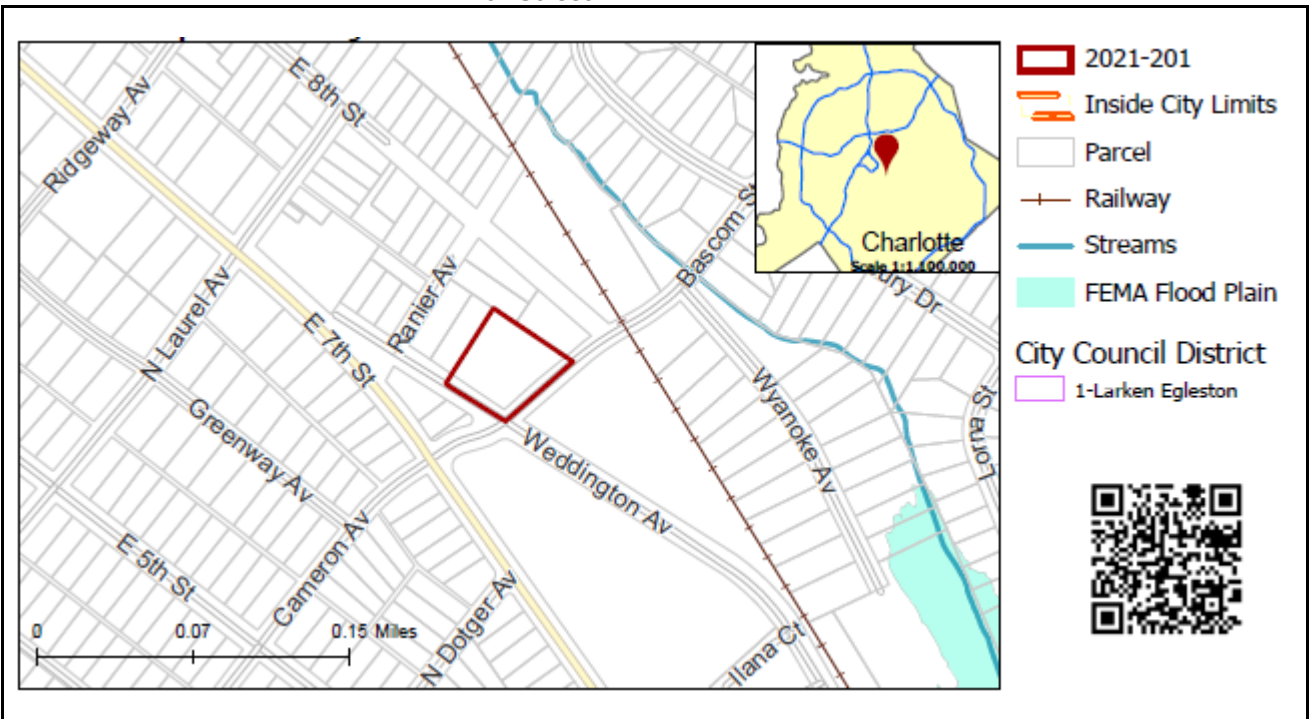


REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 1.15 acres located in the northwest quadrant of the intersection of Weddington Avenue and Bascom Street, east of East 7th Street.



SUMMARY OF PETITION

The petition proposes to develop a residential community of up to 18 townhome units with a density of 15.6 dwelling units per acre.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Delray at Weddington, LLC
Blue Azalea
Walter Fields, The Walter Fields Group

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and requested technical revisions related to site design.

Plan Consistency

The petition is **inconsistent** with the *Elizabeth Area Plan* (2011) recommendation of residential uses of up to no more than 5 DUA.

Rationale for Recommendation

- At a density of residential uses of less than 16 DUA, this petition is inconsistent with the area plan's recommended density of 5 dwelling units per acre, but it is consistent with the plan's surrounding recommended residential uses of no more than 22 DUA.

- The increased density is appropriate for this infill site, being located within 1-mile of a Lynx Gold Line Streetcar Stop.
- The proposed project is consistent with the mix of existing residential development in the area.
- The request is a compatible use for an infill site between an existing residential neighborhood and nearby multifamily uses.

The approval of this petition will revise the adopted future land use as specified by the *Elizabeth Area Plan*, from residential uses of no more than 5 DUA to residential uses of no more than 16 DUA for the site.

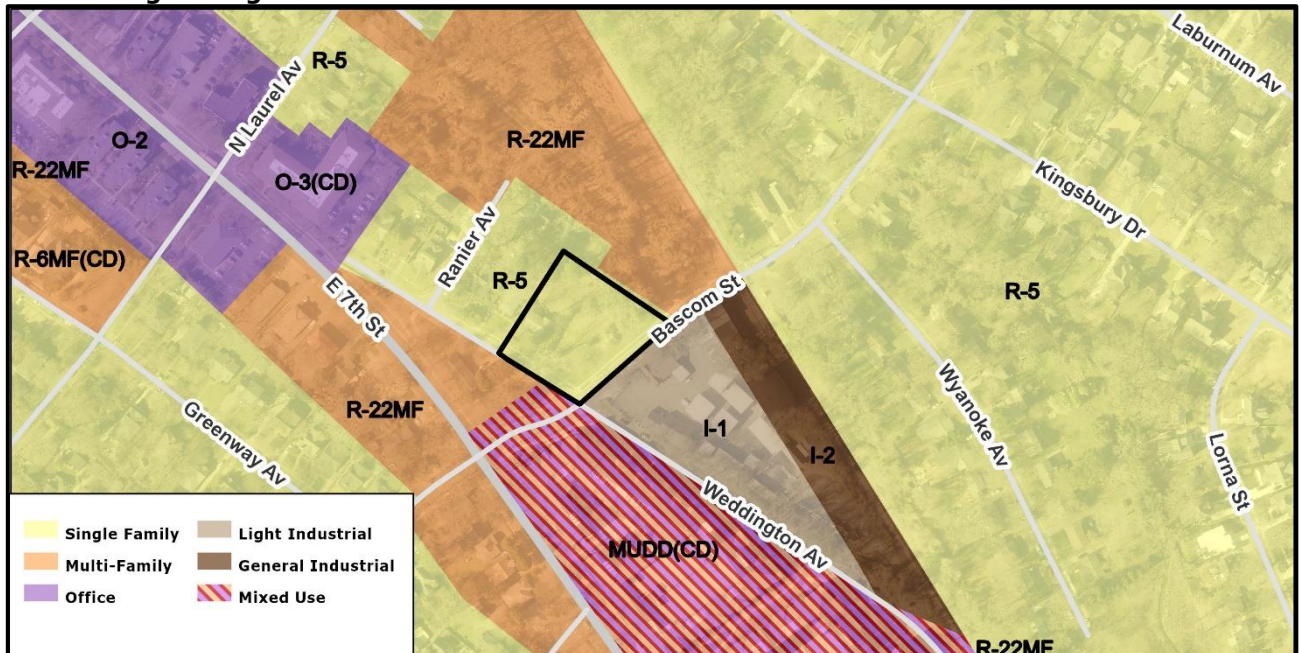
PLANNING STAFF REVIEW

• Proposed Request Details

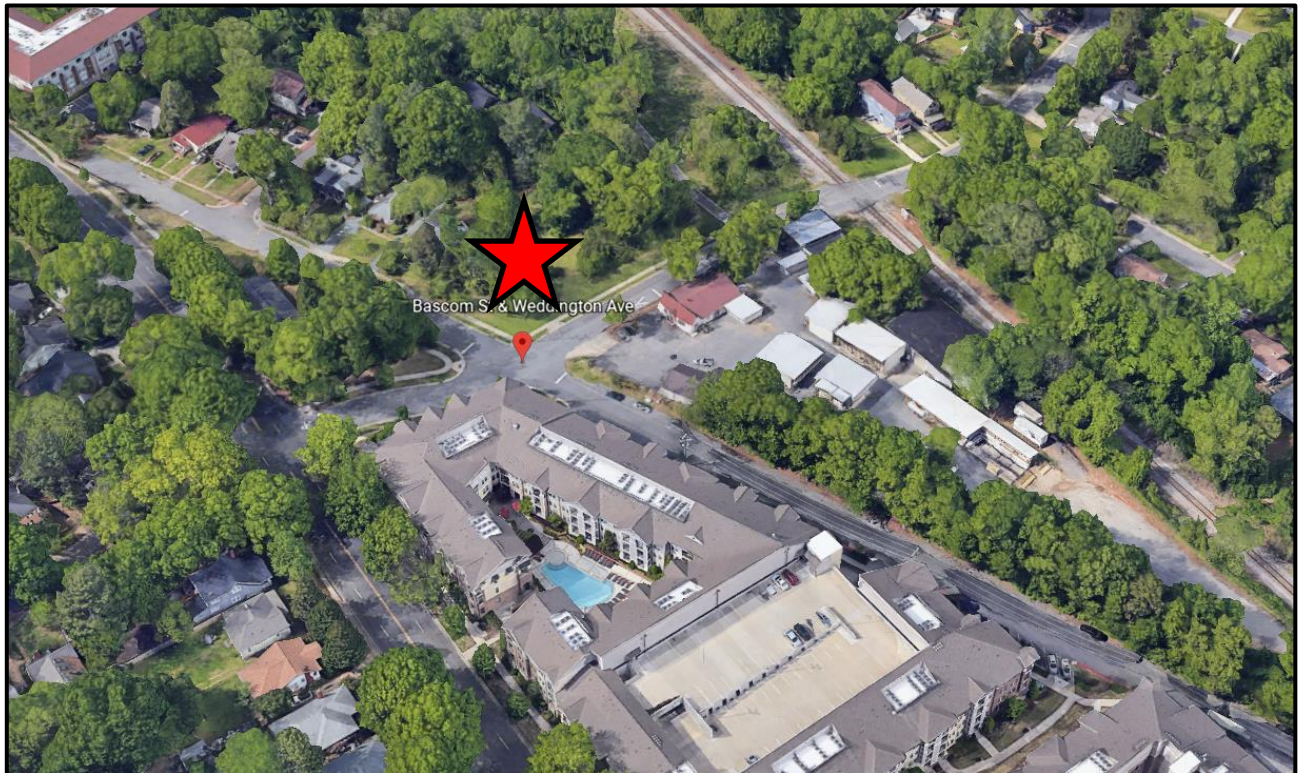
The site plan accompanying this petition contains the following provisions:

- Allows up to 18 townhome units.
- Provides an 8-foot planting strip and an 8-foot sidewalk along both street frontages.
- Provides two guest parking spaces.
- Architectural details:
 - Exterior building materials includes brick, painted or stained wood, cementitious board.
 - 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.
 - Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
 - 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.
 - All corner/end units that face a public street will provide blank wall provisions that limit the maximum blank wall expanse to 10-feet on all building levels.

• Existing Zoning and Land Use



The site is vacant. The surrounding land uses include single family homes, apartments, and a lumber company.



The subject property is denoted with a red star.



The property to the south along Bascom Street and Weddington Avenue is developed with apartments.



The property to the east along Bascom Street is Queen City Lumber Company.

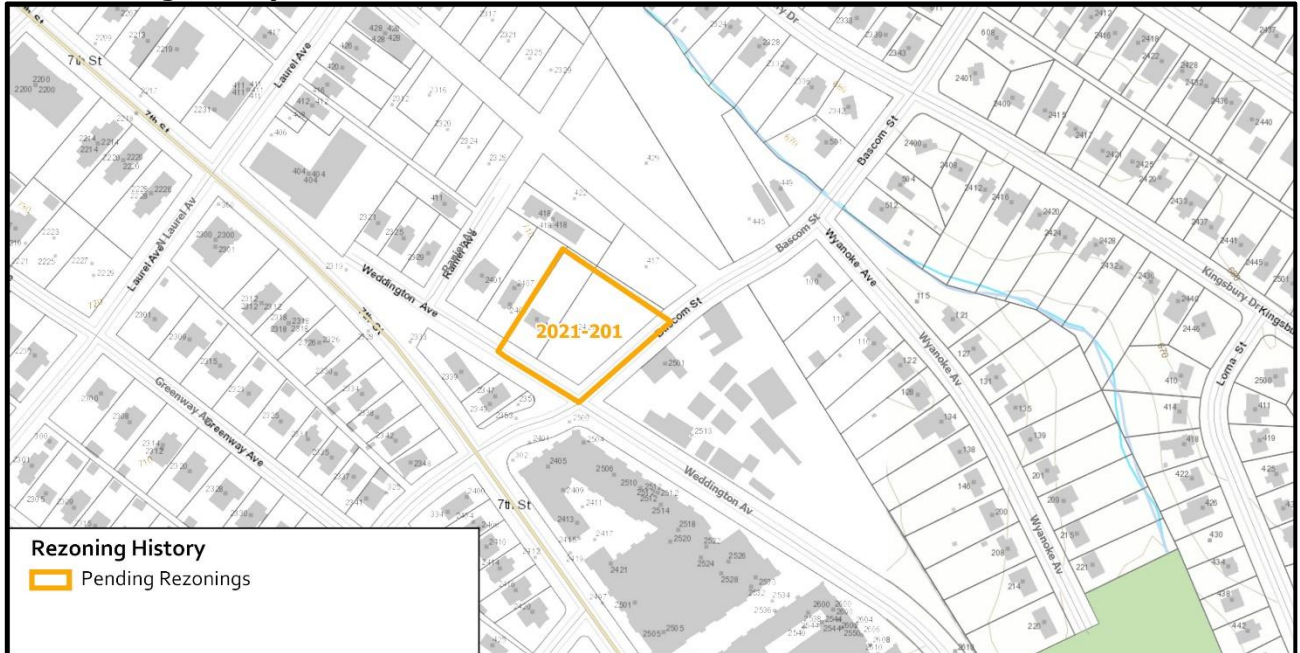


The property to the west along Weddington Avenue is developed with single family homes.



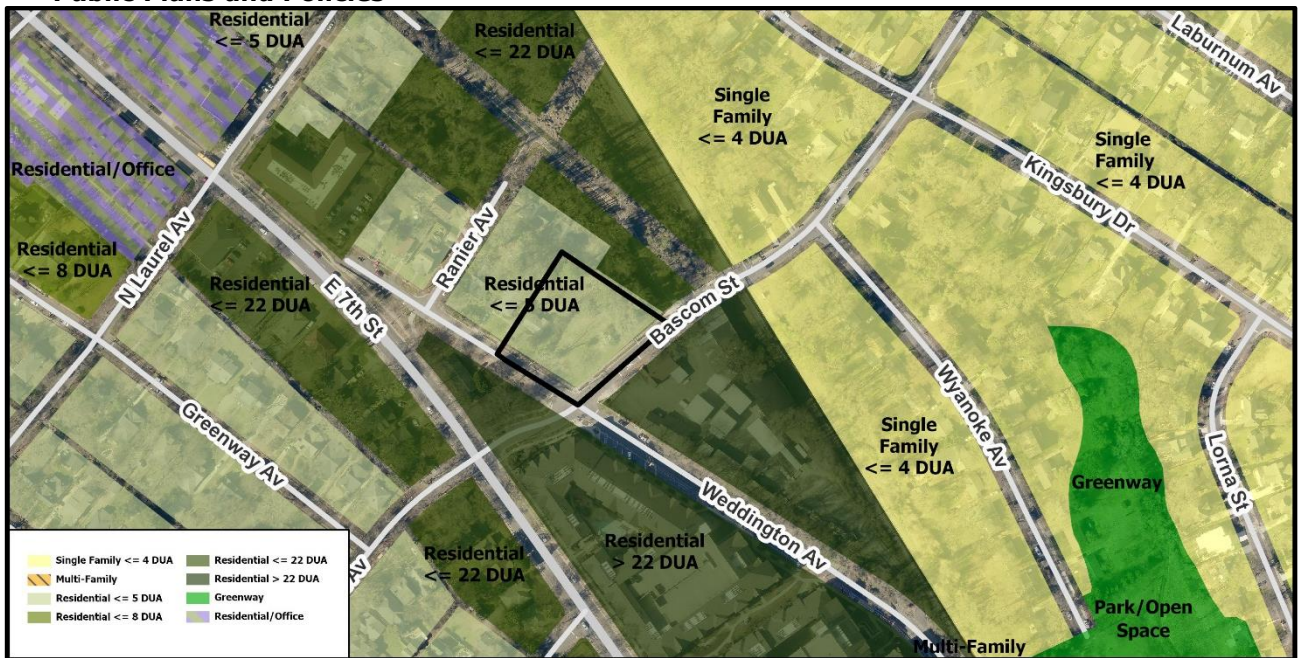
The property to the north along Ranier Avenue is developed with single family homes.

• Rezoning History in Area



There have been no recent rezonings in this area.

• Public Plans and Policies



The *Elizabeth Area Plan* recommends residential uses of up to no more than 5 DUA for this site.

• TRANSPORTATION SUMMARY

- The petition is located adjacent to two City-maintained Minor collectors, Weddington Avenue and Bascom Street. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. Site plan revisions are needed and the outstanding items including, but not limited to, labeling and dimensioning the dedicated right-of-way, and including clarifying conditional notes. Further details are listed below
 - Active Projects:**
 - N/A
 - Transportation Considerations**
 - See Outstanding Issues, Notes 1-3

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 40 trips per day (based on 4 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:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 2 students, while the development allowed under the proposed zoning may produce 1 student. 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:
 - Eastover Elementary remains at 98%.
 - Sedgefield Middle remains at 72%.
 - Myers Park High remains at 121%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Weddington Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Weddington 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 advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES

Transportation

1. Revise site plan and conditional notes to commit to dedicate a 36-foot right-of-way from the road centerline on Weddington Avenue and Bascom Street. The site plan shall label and dimension the right-of-way from the road centerline.
2. Add a site plan note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2-feet behind back of sidewalk where feasible.
3. Add a site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

4. Provide enhanced landscaping along the 5-foot side yard against parcel 12709303.

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 # 2021-201

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.	✓

	<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>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>