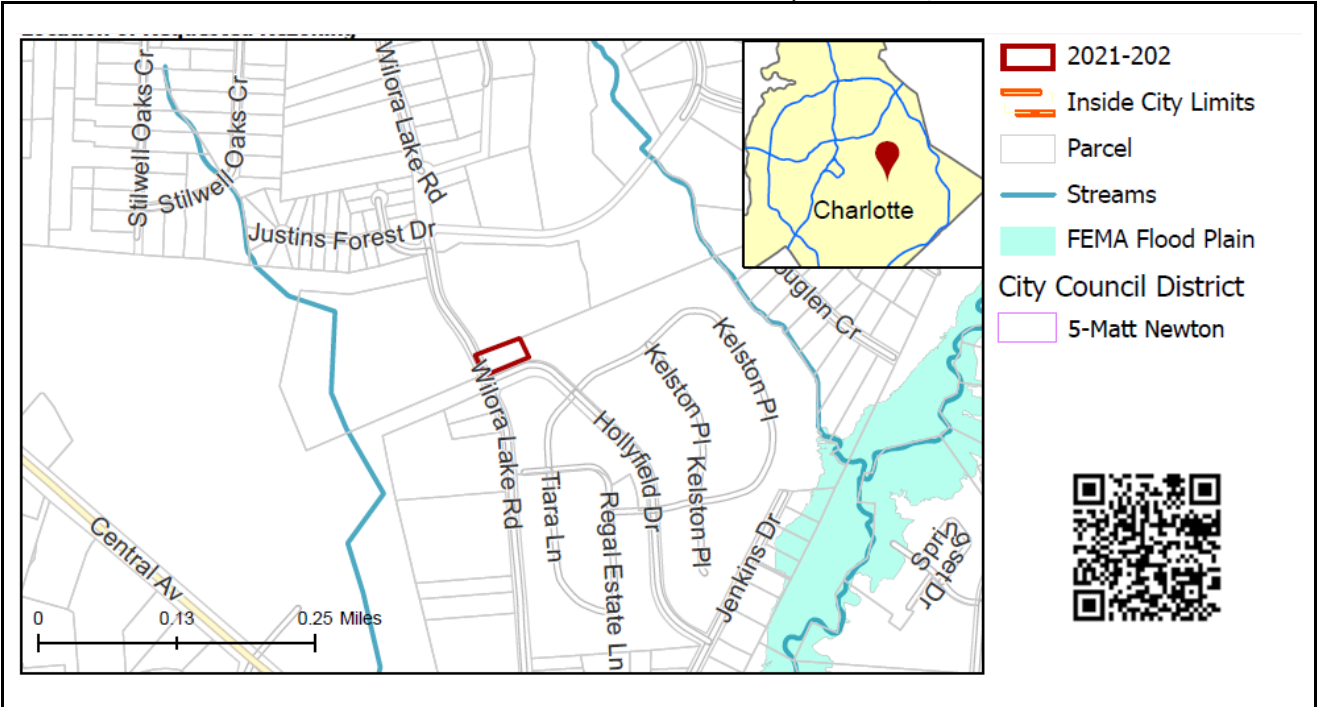


REQUEST

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 0.47 acres located at the northeast intersection of Wilora Lake Road and Hollyfield Drive, east of Central Avenue.



SUMMARY OF PETITION

The petition proposes a 10-unit single family attached residential development (townhomes) at a density of 21.28 dwelling units per acre.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

American Retirement Corp
Trade Street Townhomes LLC
Kevin Brown/Russell Fergusson

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Eastland Area Plan's (2003)* recommendation for office uses for the site.

Rationale for Recommendation

- Increased residential density at this location is contextually appropriate considering the location's proximity to the proposed Eastland Mall redevelopment, the school, and the abutting multifamily development.
- The petition furthers the Eastland Area Plan's goal of "supporting strong neighborhoods" by providing additional housing options but maintaining the general character of the surrounding residential areas.

- The area plan states that this area “will not be successful without careful attention to design elements” such as vehicular and pedestrian connections. This proposal commits to improving the pedestrian experience along Wilora Lake Road and Hollyfield Drive.

The approval of this petition will revise the adopted future land use as specified by the *Eastland Area Plan*, from office uses to residential uses up to 22 DUA for the site.

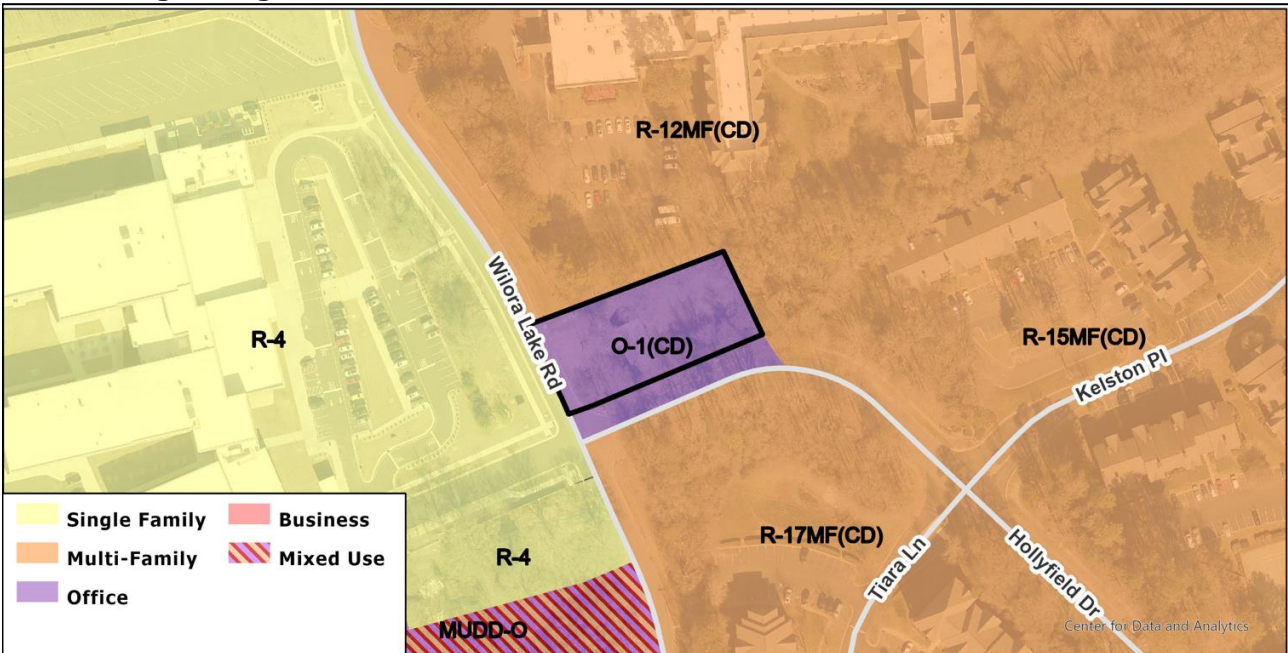
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 10 single family attached residential units (townhomes) in 2 buildings at 21.28 dwelling units per acre.
- Limits building height to 40 feet.
- Proposes vehicular and pedestrian access to the site from Wilora Lake Road.
- Notes usable porches and stoops will form a predominant feature of the building design and be located on the front and/or side of the building.
- All corner/end units that face a public or private street will either have a porch or stoop that wraps a portion of the front and side of the unit or limit the maximum blank wall expanse to 15 feet on all building levels.
- Provides an 8-foot planting strip and 8-foot sidewalk along Wilora Lake Road and Hollyfield Drive.

Existing Zoning and Land Use



- The site is currently developed with a single family home built in 1963 and is surrounded by a mix of institutional uses, single family residential homes, apartments, and vacant land on parcels zoned R-4, R-12MF(CD), R-15MF(CD), R-17MF(CD), and MUDD-O.



The rezoning site is currently developed with a single family residence constructed in 1963. The site was rezoned from R-3 to O-1(CD) via petition 1996-023.



North is an assisted living community.



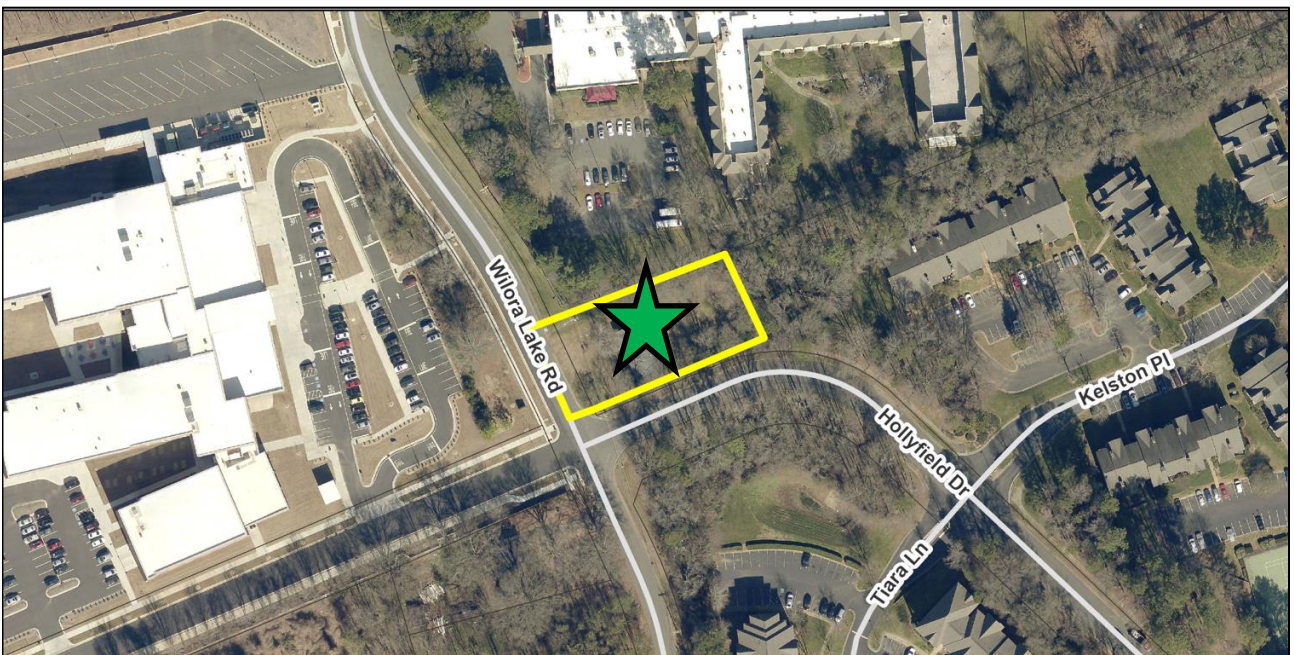
To the east are apartments



West is Charlotte East Language Academy.

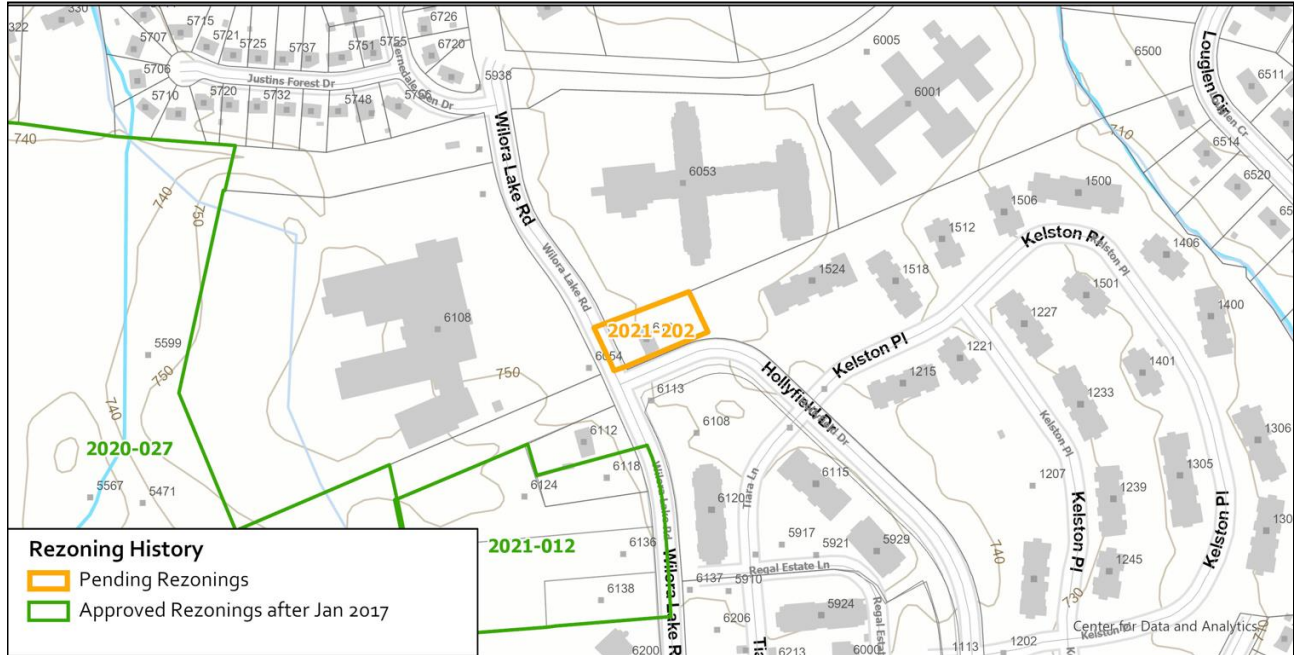


South is a religious institution, single family homes, and vacant land.



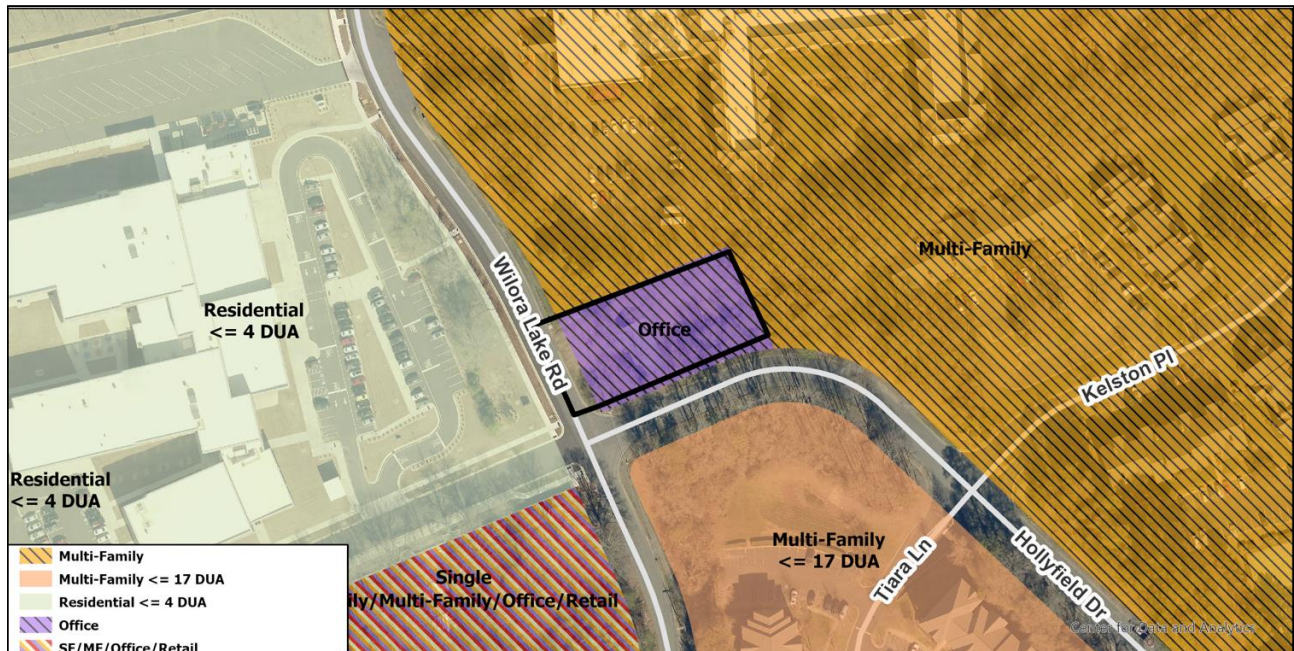
The site (denoted by green star) is surrounded by a mix of institutional uses, residential developments, and vacant land.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-012	Rezoned 4.57 acres from R-4 to MUDD-O	Approved
2020-027	Rezoned 78 acres from B-1(CD), B-1SCD, CC, and MUDD-O to MUDD-O and MX-2 (Innov) with 5 year vested rights	Approved

- Public Plans and Policies**



- The Eastland Area Plan recommends office uses for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on Wilora Lake Road, a City-maintained collector road, and Hollyfield Drive, a City-maintained collector road. A Traffic Impact Study (TIS) is not needed for this site. The petitioner has committed to constructing an 8-foot planting strip and 8-foot sidewalk along Wilora Lake Road and Hollyfield Drive per Chapter 20 and the Council-adopted Charlotte WALKS Policy. CDOT has no outstanding issues.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - ~~See Outstanding Issues, Note 1.~~ Addressed
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on 1 single family dwelling).
 - Entitlement: 30 trips per day (based on 2,406 sq ft office; petition 1996-023).
 - Proposed Zoning: 35 trips per day (10 townhomes; based on site plan; 02-11-2022).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** ~~See Outstanding Issue, Note 4.~~ See advisory comments at www.rezoning.org.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 2 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Charlotte East Language Academy K-8 remains at 92%
 - Independence High remains at 119%.
 - See advisory comments at www.rezoning.org
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Hollyfield Drive and via an 8-inch water distribution main along Wilora Lake Drive.

Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 940 feet north of the rezoning boundary on Verndale Glen Drive. A developer donated project will be required in cases there is not direct service. Sewer will need to be extended 450LF down Wilora Lake Road to site via a donated project. 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 note(s) to commit to dedicate 36' of right-of-way from the road centerline of both Wilora Lake Road and Hollyfield Drive. The site plan shall label and dimension the right-of-way from the road centerline. **Update to comment:** Commit to dedicating 32' of right-of-way from the centerline of Wilora Lake Road and 30' of right-of-way from Hollyfield Drive and provide a 2' sidewalk utility easement at the back of sidewalk along both streets.~~ Addressed

Site and Building Design

- ~~2. Label all sheets Rezoning Petition 2021-202.~~ Addressed
- ~~3. Along Hollyfield Drive: Show, label, and dimension all public street centerlines to the future back of curb. Label, show and dimension, the setback from the future back of curb which will include the required planting strip and sidewalk."~~ Addressed

4. ~~Solid Waste trucks will not be able service carts internal on the site. Carts will need to be placed along Wilora Lake Road or Hollyfield Drive.~~ See advisory comments at www.rezoning.org.
 5. ~~Consider installing planting schedule for BMP to serve as an enhancement to proposed development.~~ Addressed
-

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





Planner: Claire Lyte-Graham (704) 336-3782









Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-202

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.	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>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>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>