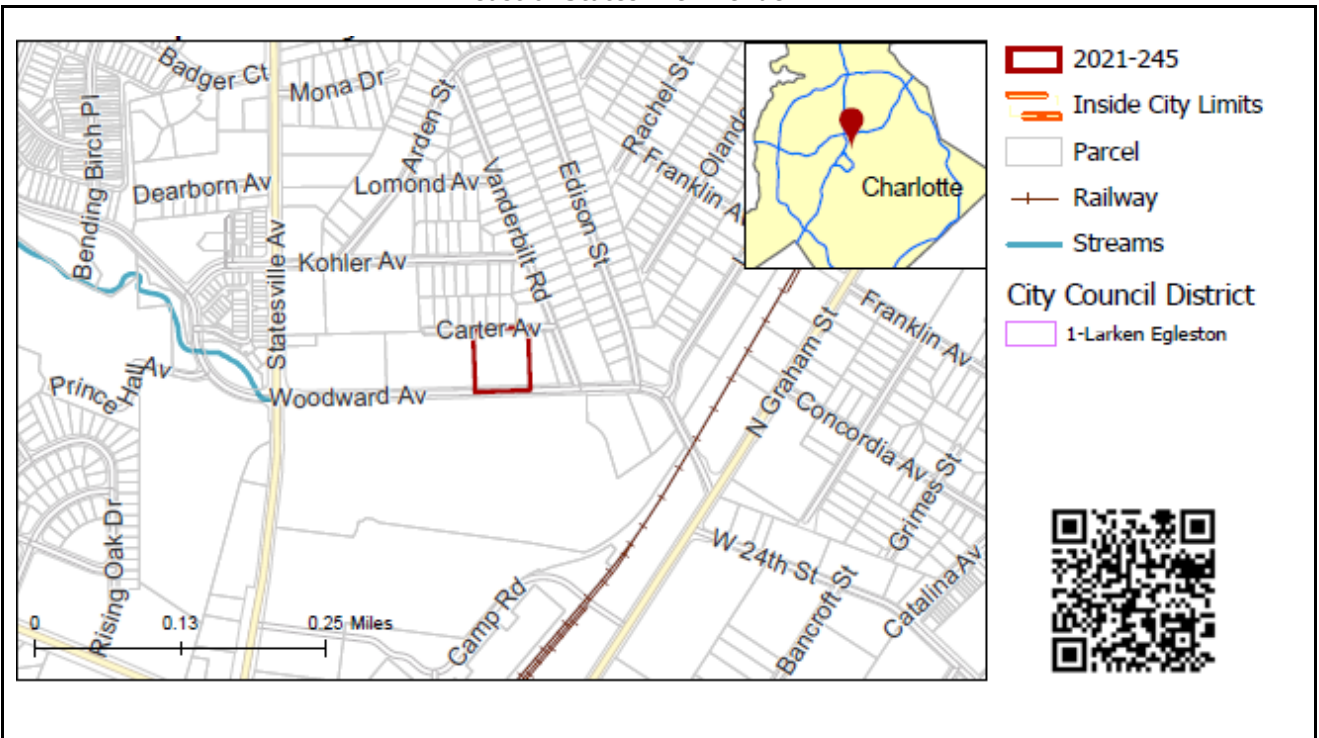


REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD(CD) (mixed use development district, conditional)

LOCATION

Approximately 1.44 acres bound by the south side of Carter Avenue and north side of Woodward Avenue, west of Vanderbilt Road, and east of Statesville Avenue.



SUMMARY OF PETITION

The petition proposes to redevelop the site to allow up to 36 townhome units with a density of 25 dwelling units per acre.

PROPERTY OWNER

Todd G. Harrison

PETITIONER

CC Fund 3, LLC

AGENT/REPRESENTATIVE

Keith MacVean Moore & Van Allen, PLLC

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 *Statesville Avenue Corridor Area Plan* recommendation of industrial land uses at this site.

Rationale for Recommendation

- The petition is a more appropriate use on the edge of the established Druid Hills neighborhood to the north.
- The petition would be a more compatible use to the adjacent neighborhoods, rather than the existing, more noxious automotive repairs uses at the site.

- The proposed residential units compliment the growing Camp North End redevelopment, located to the south of Woodward Avenue, and provide potential residents with opportunities for enjoying recreation, the arts, and dining options within easy walking distance.
- The petition commits to enhancing connectivity and the pedestrian environment by including front porch stoops on all homes and walkways which will connect all residential entrances to sidewalks along public and private streets.
- The petition will improve the streetscape on the Woodward Avenue and Carter Avenue frontage.
- The petition is a good opportunity for infill housing units in a growing area.

The approval of this petition will revise the adopted future land use as specified by the *Statesville Avenue Corridor Area Plan*, from industrial land uses to attached residential land uses for the site.

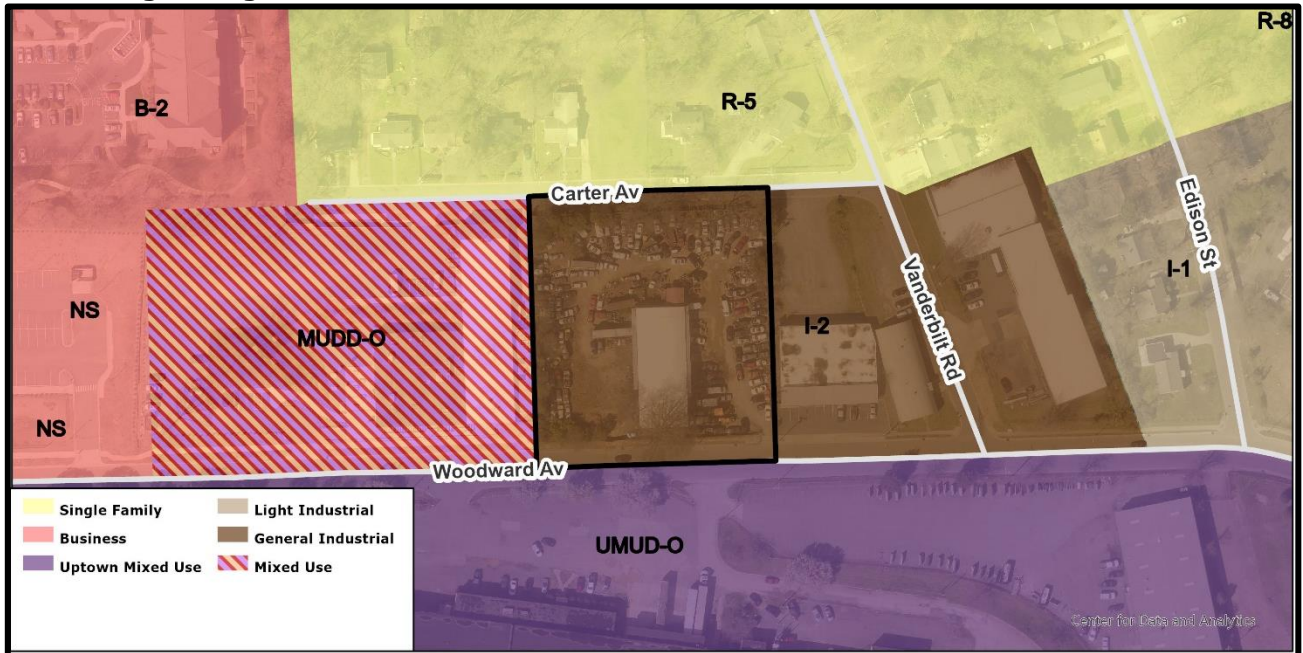
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 36 townhome dwelling units.
- Individual units may be rented or sold.
- Limits maximum building height to 46-feet.
- Access to the site will be from Woodward Avenue.
- Provides visitor/overflow parking.
- Commits to an 8-foot planting strip and 8-foot sidewalk along the frontages of Woodward Avenue and Carter Avenue.
- Provides a minimum of 6 guest parking spaces.
- Provides internal sidewalks and pedestrian connections through the site.
- Provides a garage for each unit.
- Architectural details:
 - Exterior building materials will be a combination of brick veneer, stone, manufactured stone, stucco, and cementitious siding.
 - 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.
 - To provide privacy, all residential entrances within 15 feet of the sidewalk along Woodward Avenue must be raised from the average sidewalk grade a minimum of 12 inches.
 - 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 should be covered and be at least 5-feet deep. Stoeps and entry-level porches may be covered but should not be enclosed.

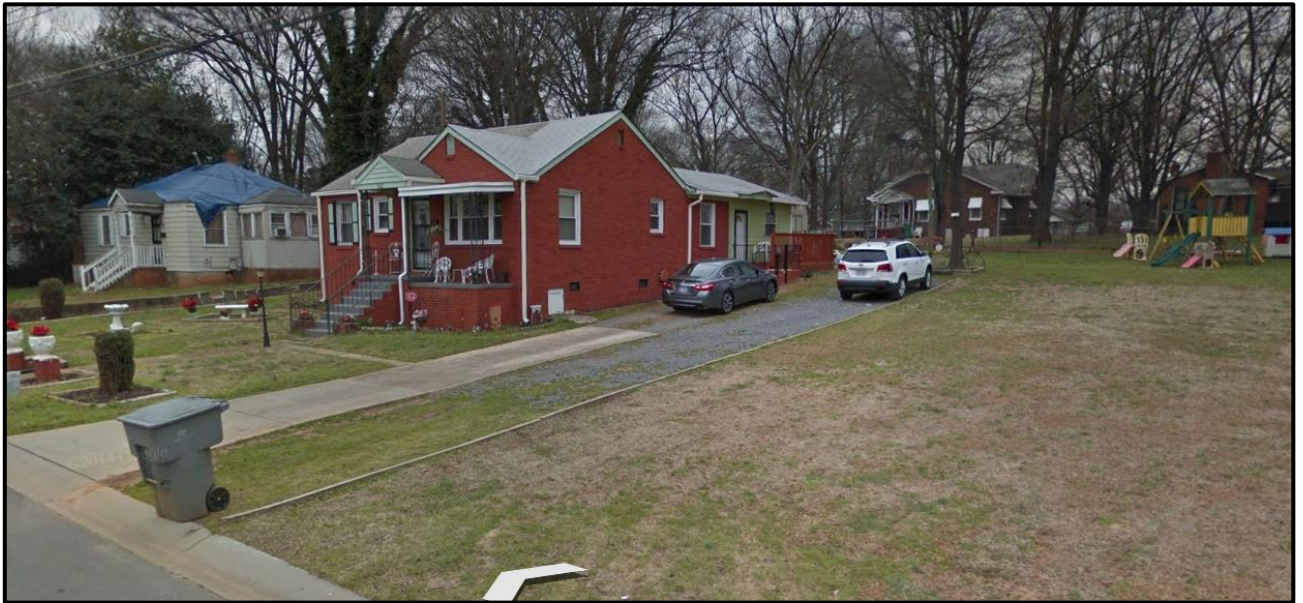
- Existing Zoning and Land Use



The surrounding land uses include single family homes, apartments, a brewery, and retail, commercial, industrial uses at Camp North End.



The subject property is denoted by a red star.



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



The property to the west along Woodward Avenue is developed with Heist Brewery.

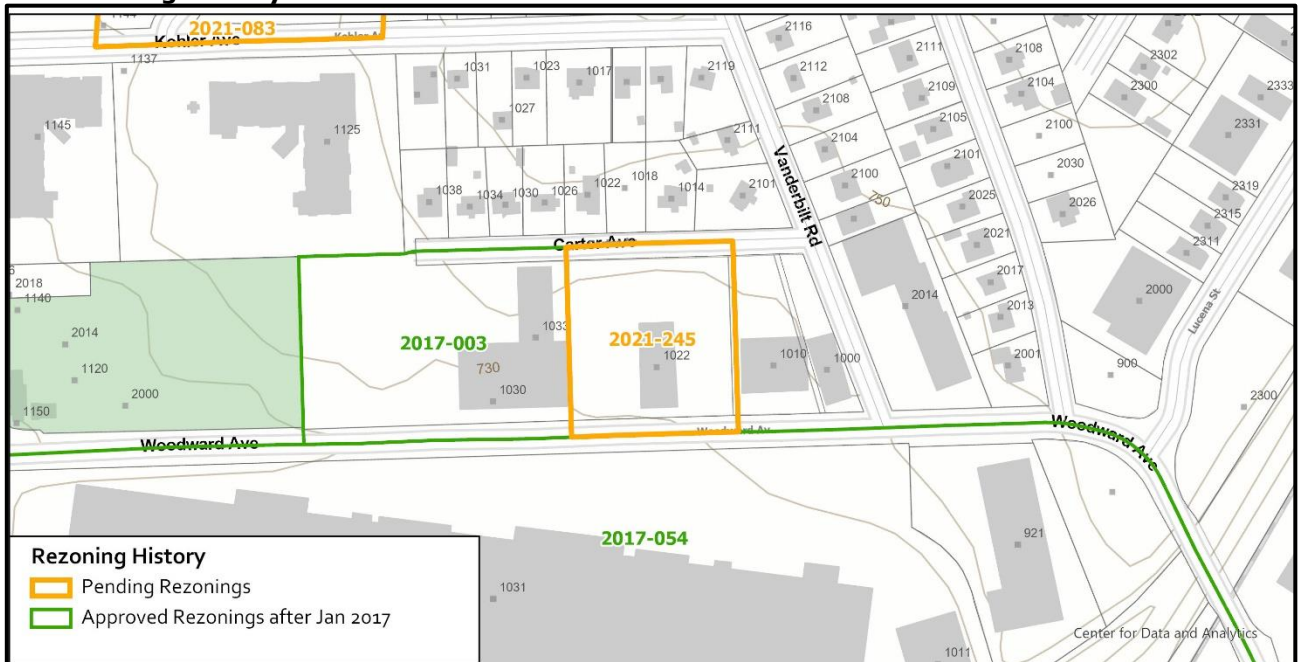


The property to the east along Woodward Avenue is developed with a commercial use.



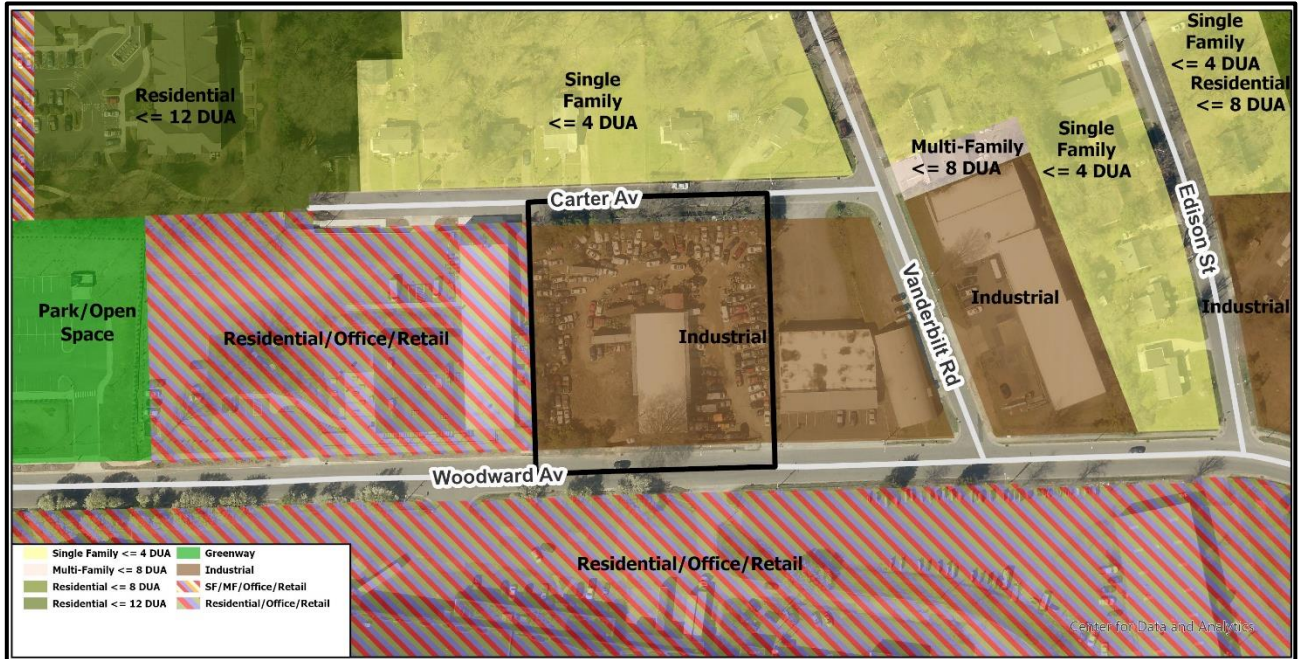
The property to the south across Woodward Avenue is the Camp North End development.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-003	Rezoned 2.27 acres to allow a brewery, bakery, butcher shop and other uses allowed in the MUDD (mixed use development) district.	Approved
2017-054	Rezoned 72 acres to allow adaptive reuse and redevelopment of a large light industrial site located in the Applied Innovation Corridor. The proposal allows a mix of uses allowed in the UMUD (uptown mixed use) district, including office, retail, eating/drinking entertainment uses, hotels, multi-family residential, and light industrial.	Approved
2021-083	Seeks to rezone 5.19 acres to allow up to 200 apartment units and up to 15,000 square-feet of retail uses.	Pending

- **Public Plans and Policies**



The *Statesville Avenue Corridor Area Plan* calls for industrial land uses at this site.

- **TRANSPORTATION SUMMARY**

- The petition is located between Woodward Avenue, a City-maintained major collector, and Carter Avenue, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT has coordinated with the petitioner to provide 8-foot sidewalks and planting strips along Woodward Avenue and Carter Avenue. CDOT has no outstanding comments for this petition.
- **Active Projects:**
- Graham Street Streetscape
 - Graham Street from Armour Drive to Woodward Avenue, Statesville Avenue from Sylvania Avenue to Woodward Avenue. This project will be constructed with the Camp North End CIP/ATCO Development. Pedestrian, bicycle, and aesthetic improvements will be made on Graham Street, Woodward Avenue, Statesville Avenue, and Sylvania Avenue around the site's boundaries.
 - Anticipated completion year is 2022
- Tax Increment Grant - Camp North End
 - Bounded by Graham Street, Statesville Avenue, and Woodward Avenue. City will reimburse developer for improvements completed to Graham Street, Woodward Avenue, Statesville Avenue, and the extension of Sylvania Avenue between Graham Street and Statesville Avenue. This will leverage over \$300 million in private investment.

- **Transportation Considerations**

— See Outstanding Issues, Notes 1-4 Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 105 trips per day (based on 6,250 square feet of auto repair use).

Entitlement: 145 trips per day (based on 62,726 square feet of industrial use).

Proposed Zoning: 235 trips per day (based on 36 townhome units).

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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate zero students, while the development allowed under the proposed zoning may produce 2 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:
 - Druid Hills PRE K-8 remains at 74%.
 - West Charlotte High remains at 98%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Woodward Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Woodward 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 outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Revise site plan and conditional note(s) to commit to dedicate 36 feet of right-of-way from the road centerline of Woodward Avenue. The site plan shall label and dimension the right-of-way from the road centerline.~~ Addressed
2. ~~Site plan and conditional note(s) revisions are needed to align the site access with the existing driveway on the south side of Woodward Avenue. This will comply with the CDOT Driveway Manual and eliminate left turn conflicts between the site in accordance with the CDOT Driveway Regulations/Driveway Manual.~~ Addressed
3. ~~Add callout/note to site plan that the internal driveway/streets are privately maintained.~~ Addressed
4. ~~Add site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~ Addressed

Site and Building Design

5. ~~Commit to a minimum of guest parking spaces that will be provided.~~ Addressed
6. ~~Provide a minimum height for the privacy fence.~~ Addressed
7. ~~Show and label one 10 X 25 loading space on site plan.~~ 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 # 2021-245

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>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>