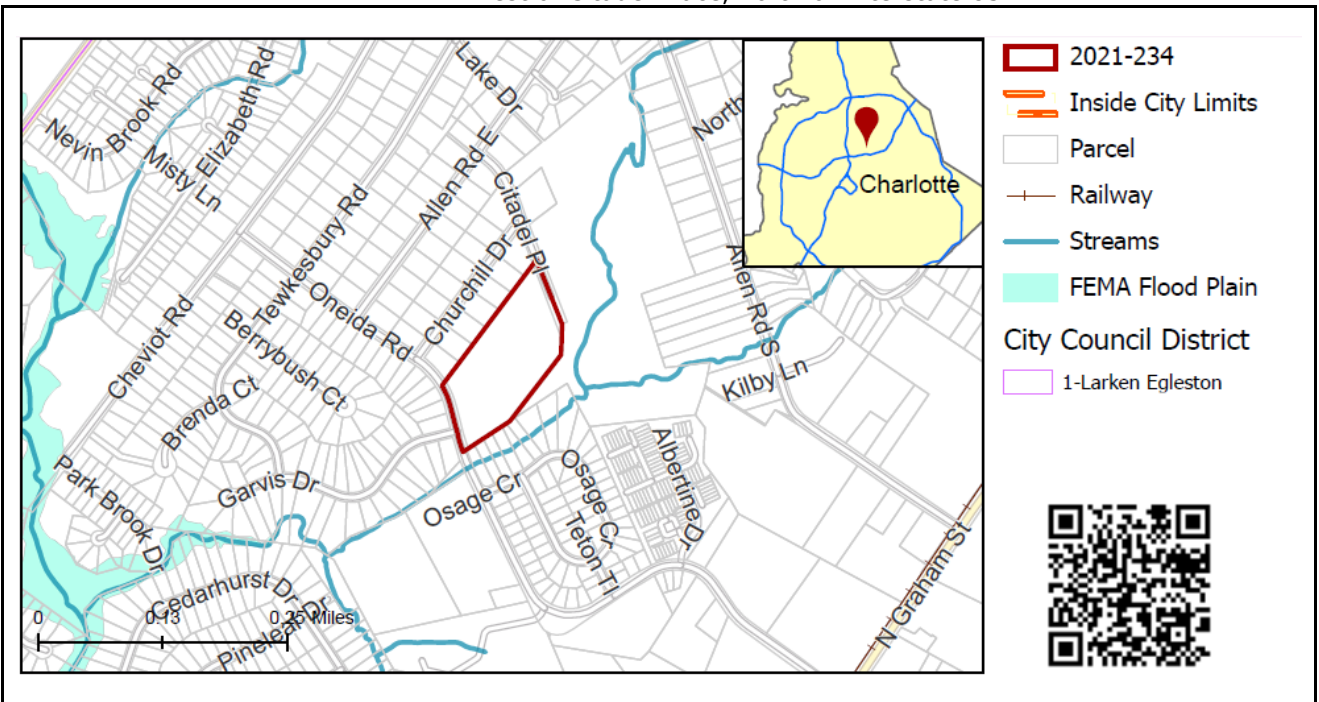


REQUEST

Current Zoning: R-3 (single family residential, up to 3 units per acre)
Proposed Zoning: R-8(CD) (single family residential, up to 8 units per acre) with 5-year vested rights

LOCATION

Approximately 7.48 acres located on east side of Oneida Road, and west of Citadel Place, north of Interstate 85.



SUMMARY OF PETITION

The petition proposes to allow 50 single-family attached (townhome) units at a density of 6.88 units per acre on a parcel partially developed with an unoccupied residential structure and the remaining acreage vacant.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Jacob Teer
Matt Gallagher
Matt Gallagher/Blue Heel Development

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

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

The petition is **inconsistent** with the *Northeast District Plan (1996)* recommendation for single family uses up to four dwelling units per acres. However, the petition meets the *General Development Policies* to support the requested density.

Rationale for Recommendation

- The petition achieves the District Plan's land use goal to encourage development of well designed new neighborhoods that offer a mix of housing types and accessibility.
- The petition is generally consistent with the area's existing character.
- The General Development Policies (GDP), updated in 2007, provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of 6 up to 8 dwellings per acre.
- The petition offers an appropriate transition from denser residential development to the south and lower density neighborhoods to the north.
- The petition commits to enhancing the pedestrian environment through site design elements which include a 6-foot sidewalk and 8-foot planting strip along Oneida Road and Citadel Place as well as an internal pedestrian network.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from single family uses up to four DUA to residential uses up to eight DUA use for the site.

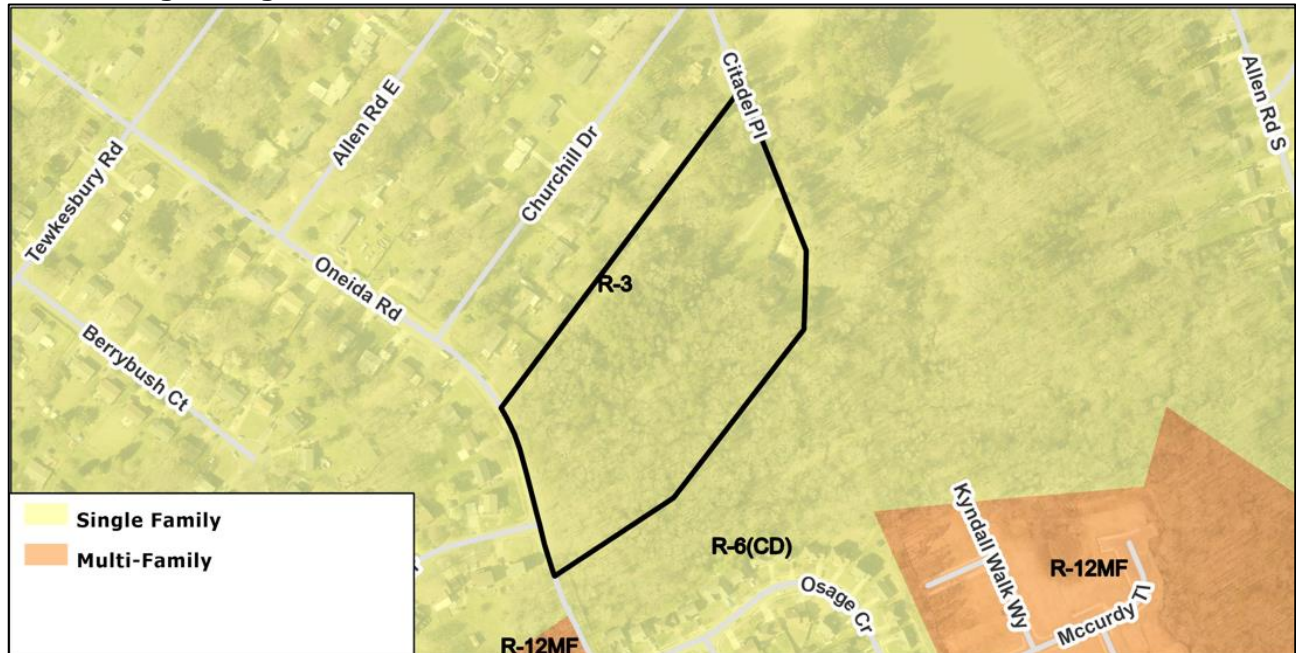
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 50 single-family attached residential units (townhomes) at a density of 6.88 units per acre.
- Maximum building height of 40 feet.
- Proposed ingress/egress via Oneida Road and Citadel Place.
- Proposed 6-foot sidewalk and 8-foot planting strip along Oneida Road and Citadel Place.
- Proposed medium residential public streets with internal pedestrian network.
- Proposed on street parking spaces.
- All corner/end units facing a public or private street to provide blank wall provisions that limit the maximum blank wall expanse to 10 feet.
- Minimize visual impact of garage doors visible from public or private streets by providing architectural treatments such as carriage style hardware, translucent windows, or shed roofs.
- Limits to 4 individual units or fewer in a single building when fronting public or private network required streets.
- Possible amenity areas and storm water facilities. Amenity areas will contain at least one of the following amenities: tot lot, fire pit area, pavilion or picnic tables, enhanced landscaping or seating areas or other similar features.

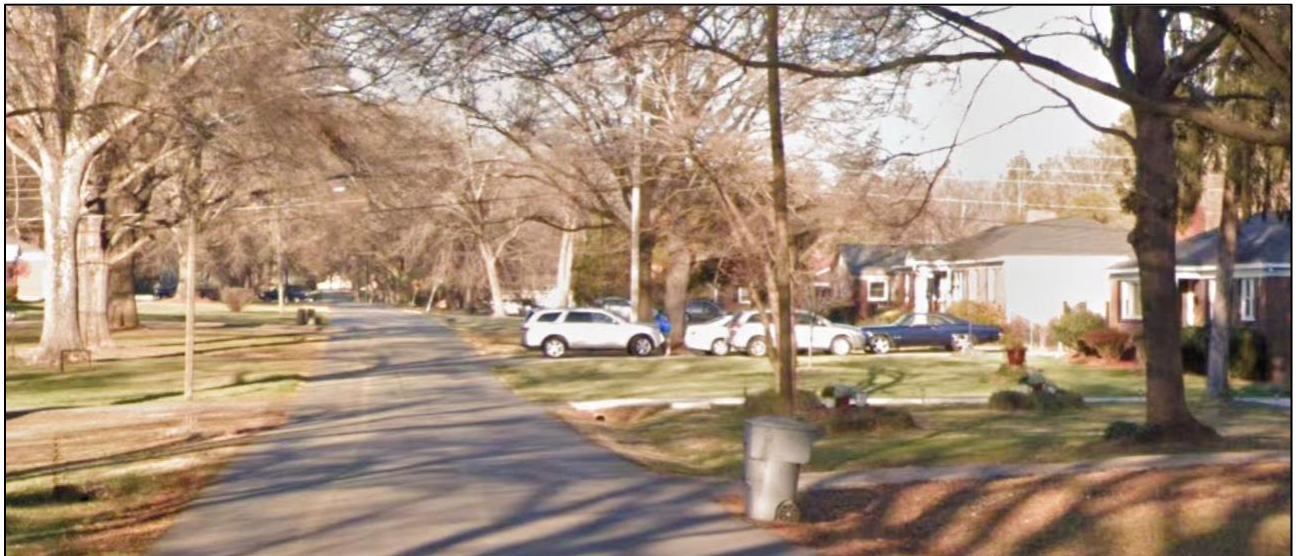
- **Existing Zoning and Land Use**



The site is partially developed with a residence now unoccupied and is surrounded by predominantly single-family neighborhoods, townhomes and a religious institution on properties zoned R-3, R-6(CD), and R-12MF.



The site is partially developed with a residence (above) and the remaining acreage is vacant (below).



North (above and below) are single family homes.





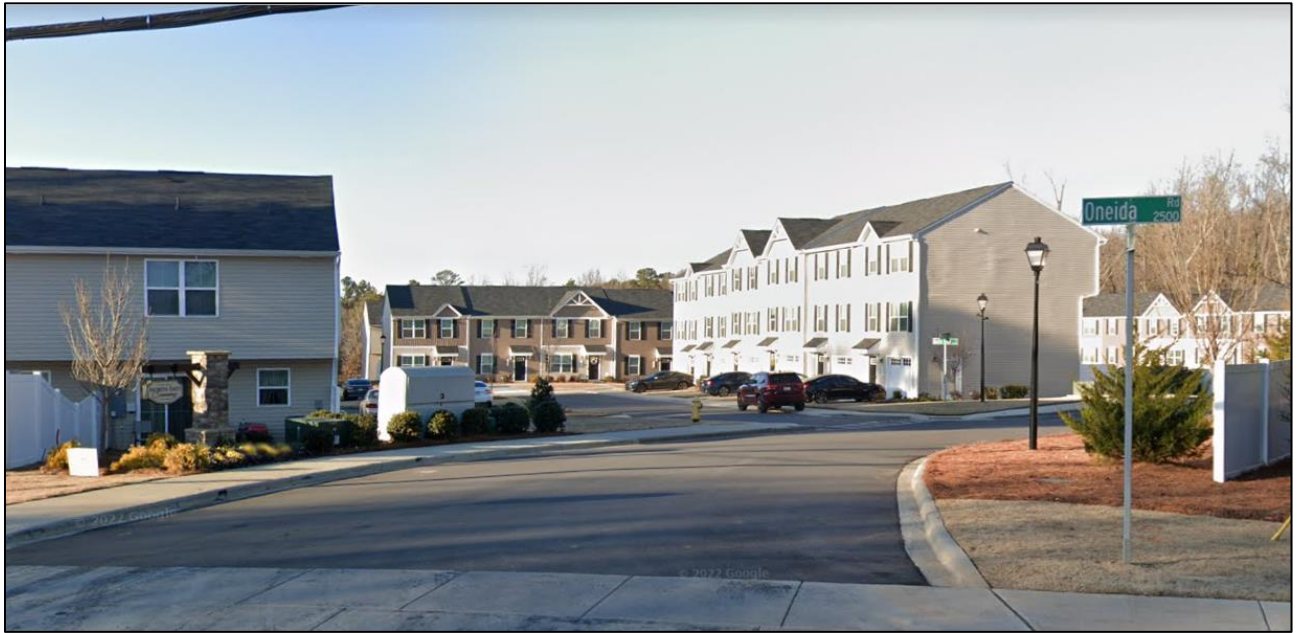
East are single family homes and vacant land.



West, across Oneida Road, are single family homes.

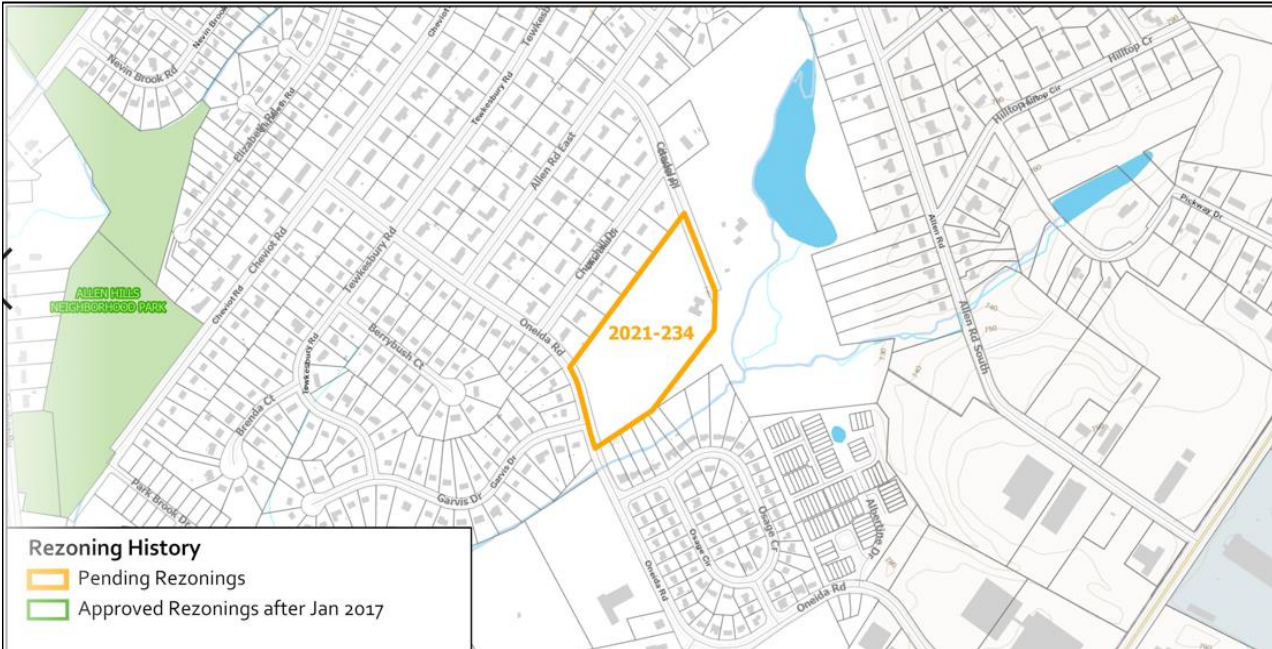


South are single family residences (above) and townhomes (below).



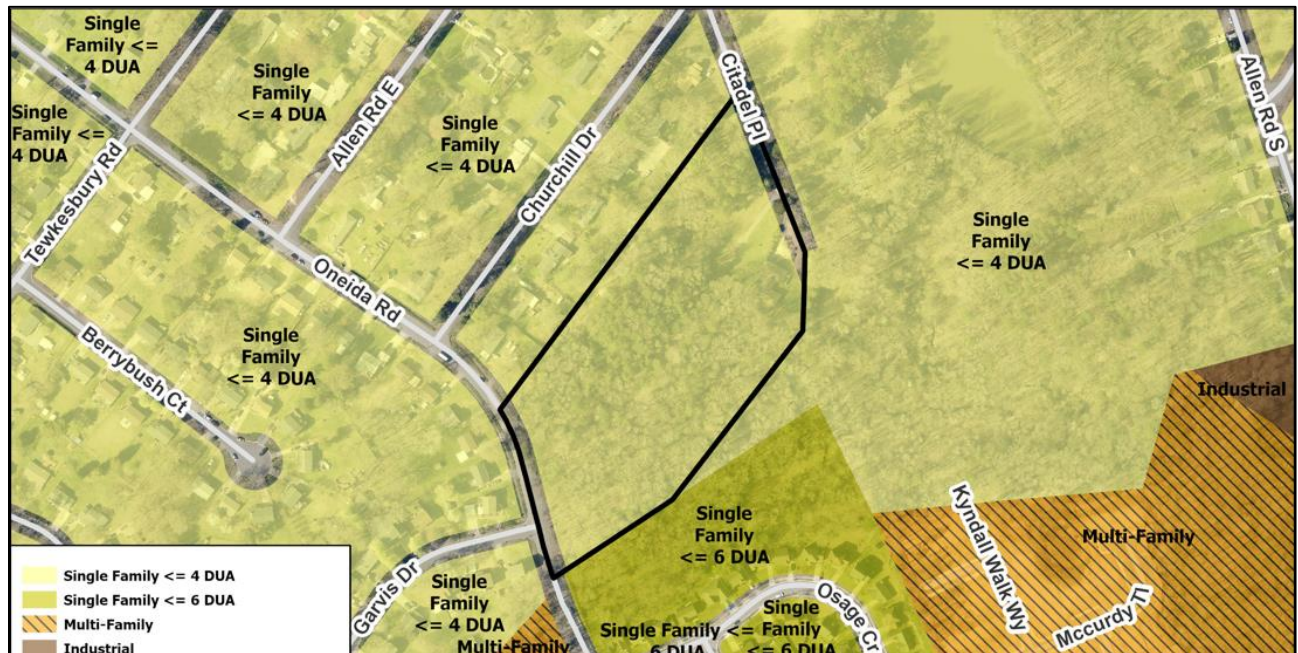
South, along Oneida Road, are single family homes and a religious institution.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
	There have been no recent rezonings in the immediate area.	

• Public Plans and Policies



- The Northeast District Plan recommends single family uses up to four dwelling units per acres for 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 consideration of 6 up to 8 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – 6 up to 8 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	2
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 11

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Oneida Road, a City-maintained minor collector and Citadel Place, a City-maintained local 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. Additionally, in accordance with City Ordinances and Charlotte WALKS Council-Adopted Policy, CDOT is coordinating with the petitioner to provide appropriate pedestrian facilities along each public street frontage. All outstanding CDOT comments have been addressed.

- **Active Projects:**

- No active projects near the site

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 260 trips per day (based on 22 single family dwellings).

Proposed Zoning: 340 trips per day (based on 50 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:** 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 11 students, while the development allowed under the proposed zoning may produce 9 students. Therefore, there is no net increase in the number of students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Governor's Village remains at 101%
 - Julius L. Chambers High remains at 126%
 - See advisory comments at www.rezoning.org
- **Charlotte Water:** The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project.

Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Oneida Road.

Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located along Oneida Road. 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:** No outstanding issues.
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUESSite and Building Design

1. Remove requested 5-year vesting from application and site plan.
 2. Will need to label setbacks along the new public streets. Please note that driveways will need to be a minimum of twenty feet behind the back of the proposed sidewalks.
 3. Note front setback along Citadel Drive.
 4. Referencing proposed Development Notes E.1-2, please note that yards will be provided based on the R-8 zoning district.
 5. Label setbacks along the new public streets. Please note that driveways will need to be a minimum of 20 feet behind the back of the proposed sidewalks.
 6. Will need to show setback along proposed north/south public street. Be careful and not place a setback back on the existing single-family homeowners along Churchill Drive.
 7. Modify note and add a note that height is limit to 40 feet. Ordinance does not use maximum average height.
 8. If westernmost right-of-way is going to be a public street sidewalk is required on both sides.
 9. Dumpsters must meet the minimum setback and maneuvering is not allowed in the public right-of-way.
 10. Add a development note committing to enhanced screening around BMP utilizing approved plantings.
-

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 # 2021-234

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.	X
	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.	X

	<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>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>