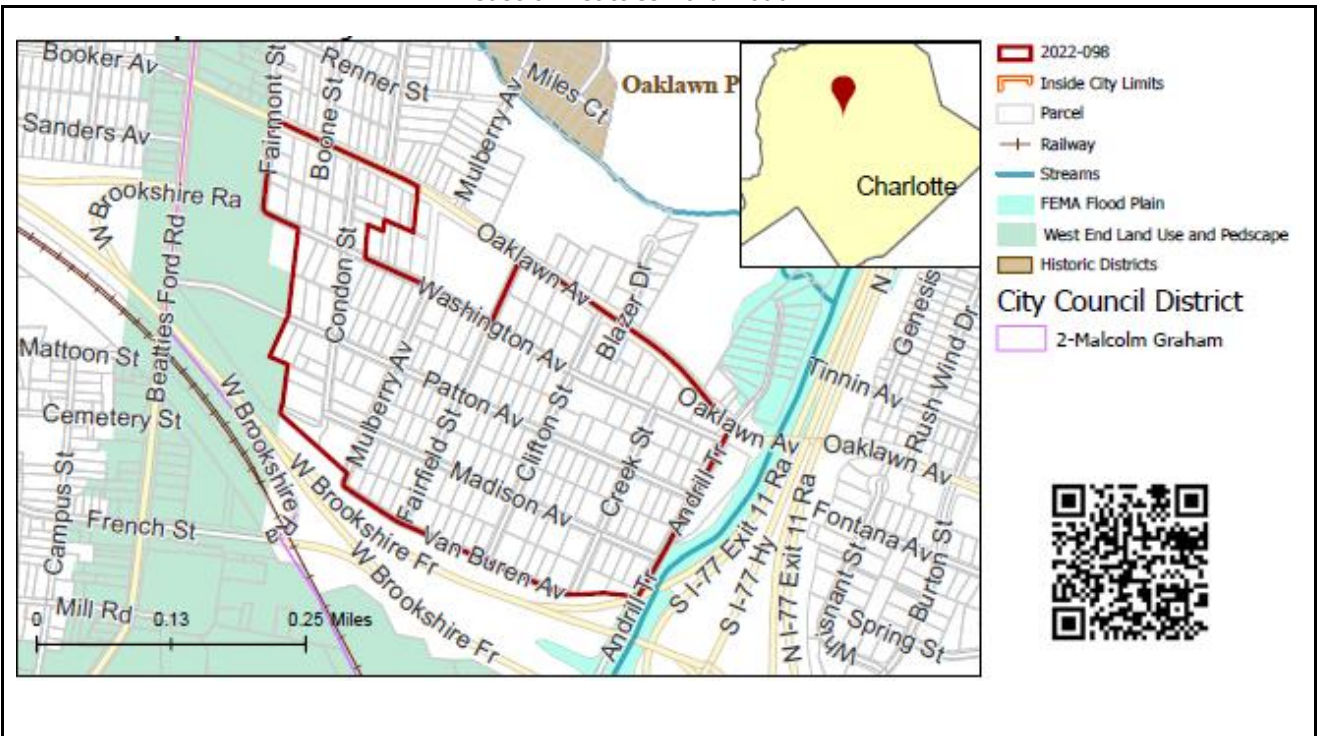


REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: R-5 HD-O (single family residential, historic district overlay)

LOCATION

Approximately **69.2 acres** located along the south side of Oaklawn Avenue, west of Andrill Terrace, north of Brookshire Freeway, and east of Beatties Ford Road.



SUMMARY OF PETITION

The petition proposes to establish a local historic district for the McCrorey Heights neighborhood.

PROPERTY OWNER

Numerous, see www.rezoning.org for a complete list.

PETITIONER

Charlotte Planning, Design and Development

AGENT/REPRESENTATIVE

City of Charlotte Planning Design and Development, Historic District staff

COMMUNITY MEETING

Meeting is not required but has been held. Report available online.
Number of people attending the Community Meeting: 26

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation of the Neighborhood 1 place type.

Rationale for Recommendation

- The petition establishes a local historic district overlay.
- The underlying zoning requirements and entitlements remain.
- One of the goals of the *Charlotte Future 2040 Comprehensive Plan* is to "Retain Our Identity & Charm" and to "retain the identity of existing neighborhoods by intentionally directing redevelopment".

- The petition supports the *Charlotte Future 2040 Comprehensive Plan* objective to "Increase the number of historic districts that preserve a wide range of Charlotte's diverse history and character".
- Local historic districts protect the unique and vibrant character of each designated historic neighborhood; maintain the historic human scale, pedestrian orientation, and visual variety of the streetscape; preserve areas of green space and the tree canopy and manage changes to accommodate modern living.

PLANNING STAFF REVIEW

- **Background**

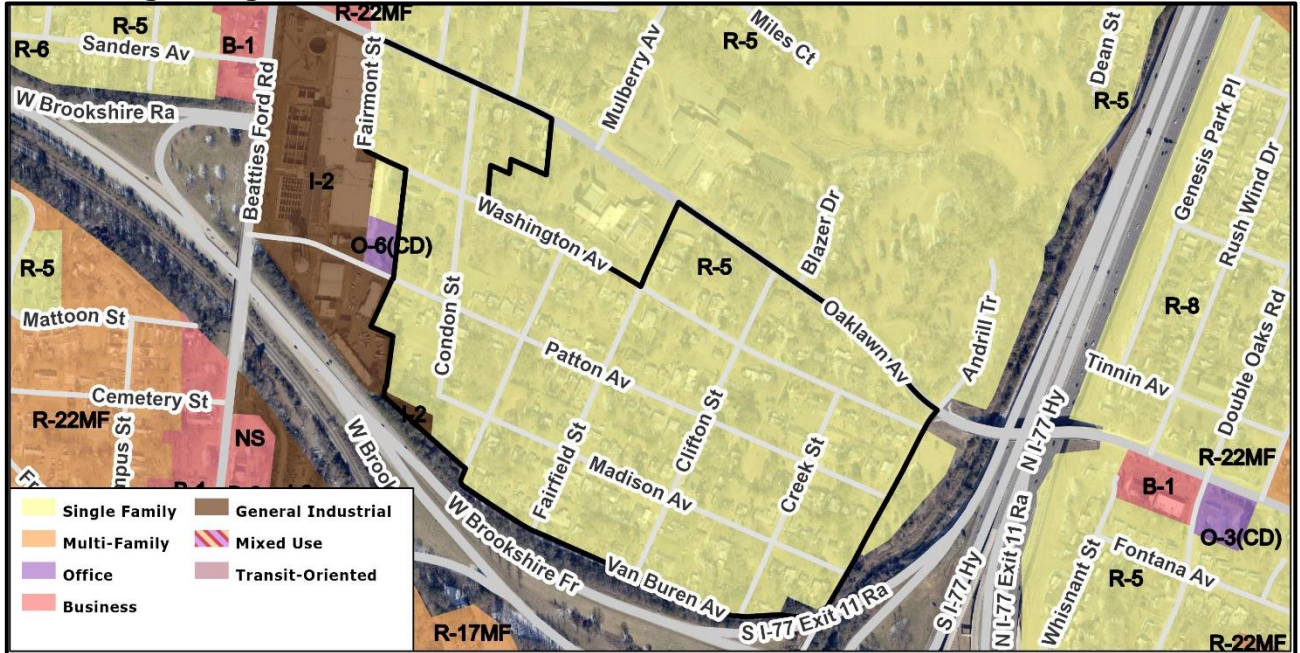
- Currently there are 7 local historic districts within the City of Charlotte with 3000 plus properties.
- Projects within historic districts are reviewed by the Historic District Commission (HDC) and Historic District staff within the Planning, Design and Development Department
- Various types of exterior work require approval by either HDC staff or the full HDC, including new construction, additions, demolition, painting brick, fences, windows/doors, front porches, shed/carport/garages, walkway/driveways, retaining walls, decks/patios, and tree removal.
- The historic district designation does not restrict use beyond the underlying zoning. Interior changes do not require HDC approval. The designation does not require specific paint colors, improvements, or changes, and it would not qualify owners for grants or tax incentives.
- **McCrorey Heights**
 - A kick-off community meeting, site visits, house surveys, history interviews, and a neighborhood petition of support have all been part of the designation process.
 - The Charlotte Historic District Commission voted to approve the submission of the McCrorey Heights Local Historic District designation report to the North Carolina Department of Natural Resources State Historic Preservation Office (SHPO) on March 18, 2022. The project met the SHPO review requirements, and SHPO staff provided comments in accordance with North Carolina General Statute 106A-400.6.
 - The owners of 105 properties have signed the petition requesting designation as a historic district as part of the Rezoning application. The petition represents 54% of the property owners within the proposed local historic district boundary, which exceeds the 51% minimum required for PDD to bring the petition forward for Rezoning consideration.
 - McCrorey Heights is one of Charlotte's most historically important neighborhoods. Founded by JCSU president H.L. McCrorey in 1912, it really took off after World War II as a development of ranch-style suburban homes for Charlotte's African American educated elite.
 - The predominant architectural form in McCrorey Heights is a one-story ranch house, constructed in brick. The minimal trim popular in the 1950s and 1960s sometimes has a hint of Colonial style – multi-paned windows, boxed cornices – but more often favors what is now termed "Mid-century Modern".
 - The proposed district boundary map was developed as result taking this information into consideration as well as input from neighborhood residents.

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- This petition establishes a local historic district. All Zoning requirements and entitlements of the underlying R-5 (single-family, residential) zoning remain in place.

• **Existing Zoning and Land Use**



The surrounding land use is predominately developed with single family homes, Oaklawn Language Academy, religious institution, and a water treatment plant along Beatties Ford Road.



The outlined area is the proposed historic district.

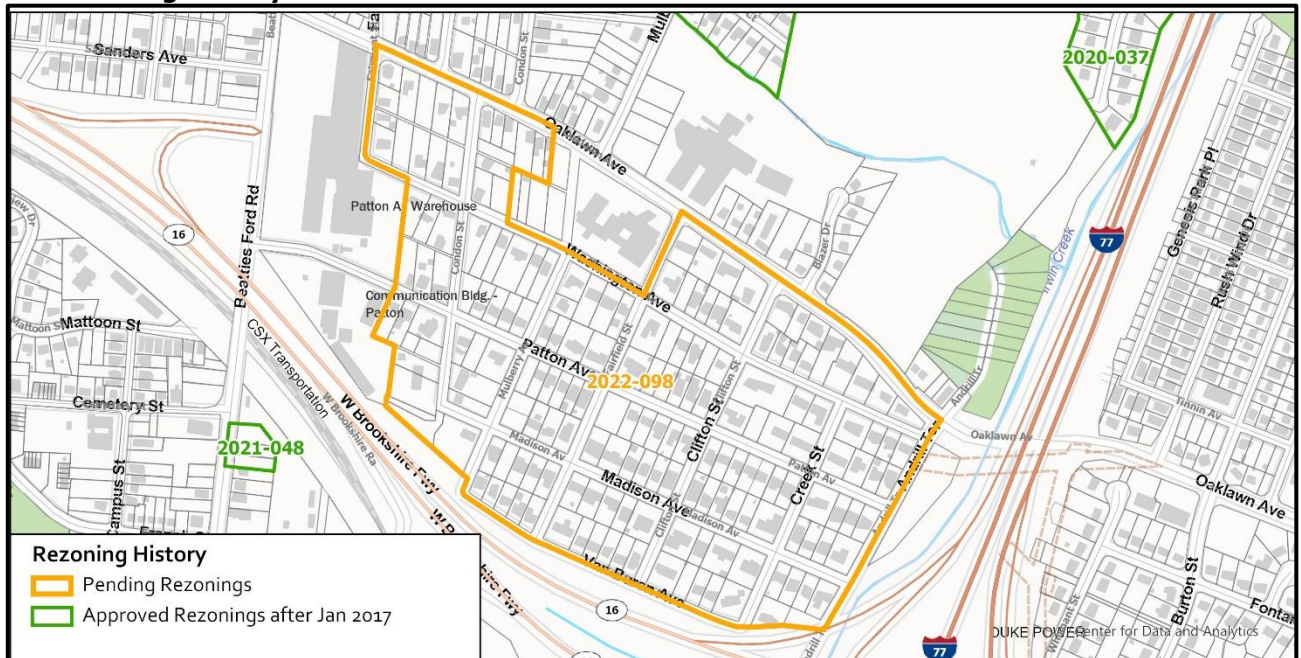


Images above show examples of the homes in McCrorey Heights.



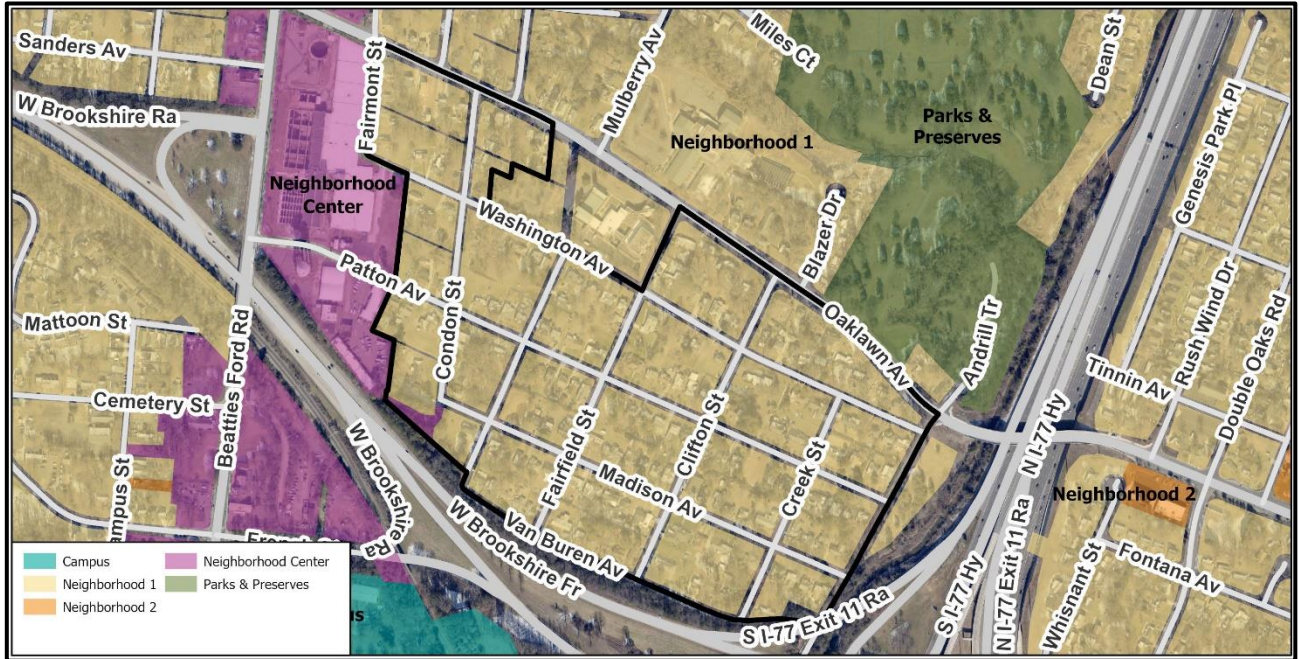
Images above show examples of the homes in McCrorey Heights.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-037	Rezoned 49.3 acres to establish a local historic district for the Oaklawn Park neighborhood.	Approved
2020-154	Rezoned 1.11 acres to allow all uses within the TOD-CC zoning district.	Approved
2021-048	Rezoned 0.65 acres to allow up to 14 single family attached dwelling units.	Approved

• Public Plans and Policies



The 2040 Policy Map recommends the Neighborhood 1 place type for this neighborhood.

• TRANSPORTATION SUMMARY

- The petition is located south of Oaklawn Avenue, a City-maintained minor thoroughfare east of Beatties Ford Road, a City-maintained major throughfare west of Andrill Terrace, a City-maintained major collector north of Brookshire Freeway, a State-maintained Freeway. A Traffic Impact Study (TIS) is not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network
- **Active Projects:**
 - Lincoln Heights Storm Drainage Improvement Project
 - Install and/or repair drainage infrastructure north of Lasalle Street, west of I-77, south of I-85, and east of Beatties Ford Road.
 - Warranty Period 1st Quarter 2023
 - Beatties Ford Road Bike Boulevard
 - Connect bicycle facilities from West Charlotte High School to the Uptown Cycle Track.
 - 4th Quarter 2024 Completion
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - There is no impact to trip generation for this rezoning petition. CDOT will assess future traffic impacts during proposed development rezoning petitions and by-right project submittals.

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:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional rezoning proposes to establish an overlay and would not change school impacts.
- **Charlotte Water:** No outstanding issues.
- **Erosion Control:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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 outstanding issues.

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 # 2022-098

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.	N/A
	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.	N/A
	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>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>