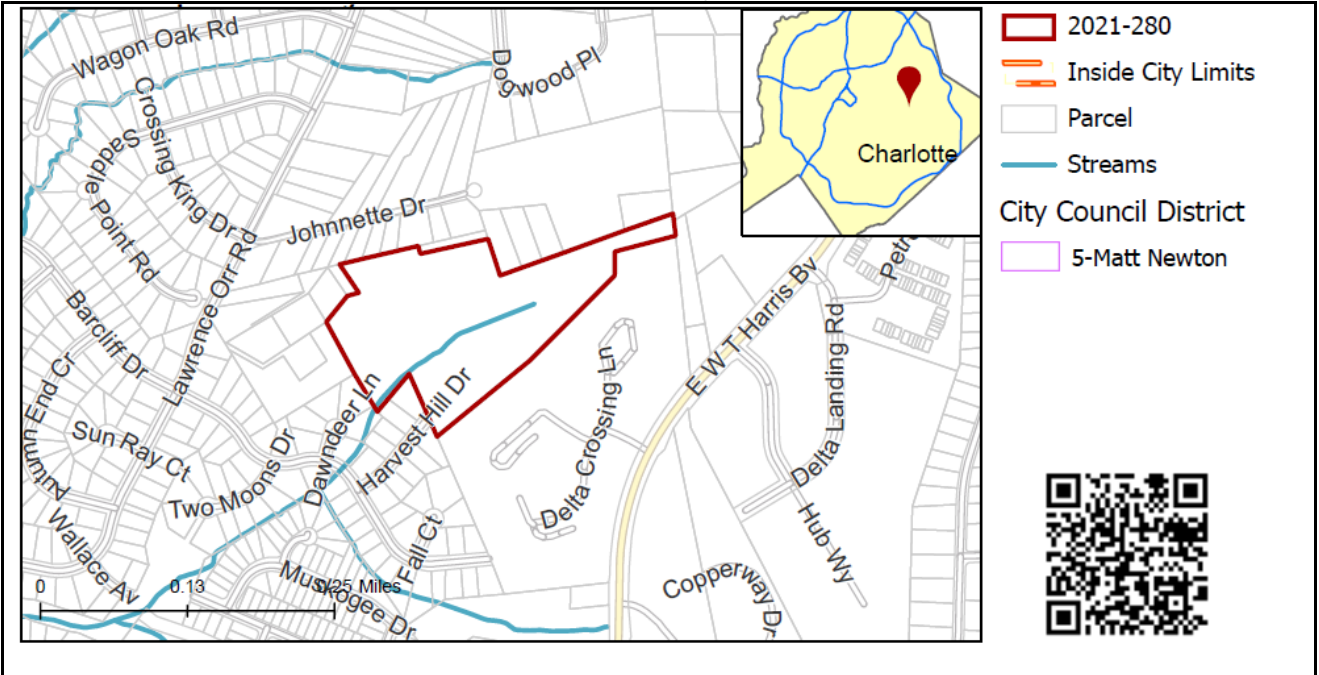


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: MX-1 Innov (mixed-use district, innovative)

**LOCATION**

Approximately 15.30 acres located south of Johnnette Drive, east of Lawrence Orr Road, and west of East W.T. Harris Boulevard.



**SUMMARY OF PETITION**

The petition proposes to allow up to ~~64~~ 63 single family attached and single family detached residential units on approximately 15.30 acres on a vacant parcel.

**PROPERTY OWNER**

Sam Johnson

**PETITIONER**

The Drakeford Company

**AGENT/REPRESENTATIVE**

Collin Brown and Brittany Lins - Alexander Ricks, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 21

**STAFF  
RECOMMENDATION**

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

Plan Consistency

The petition is **consistent** with the 2040 Policy Map (2022) recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The petition is consistent with the Charlotte Future 2040 Comprehensive Plan Goals #1: 10-Minute Neighborhood, #2: Neighborhood Diversity & Inclusion, #5: Safe & Equitable Mobility, and #9: Retain Our Identity & Charm.
- The petition's proposal for single family units at four dwelling units per acre (DUA) is consistent with Neighborhood 1 Place Type.
- The Neighborhood 1 Place Type may consist of smaller lot single family detached developments, small townhome buildings, and small multi-family buildings.

- The petition is compatible with neighboring residential and institutional uses.

## PLANNING STAFF REVIEW

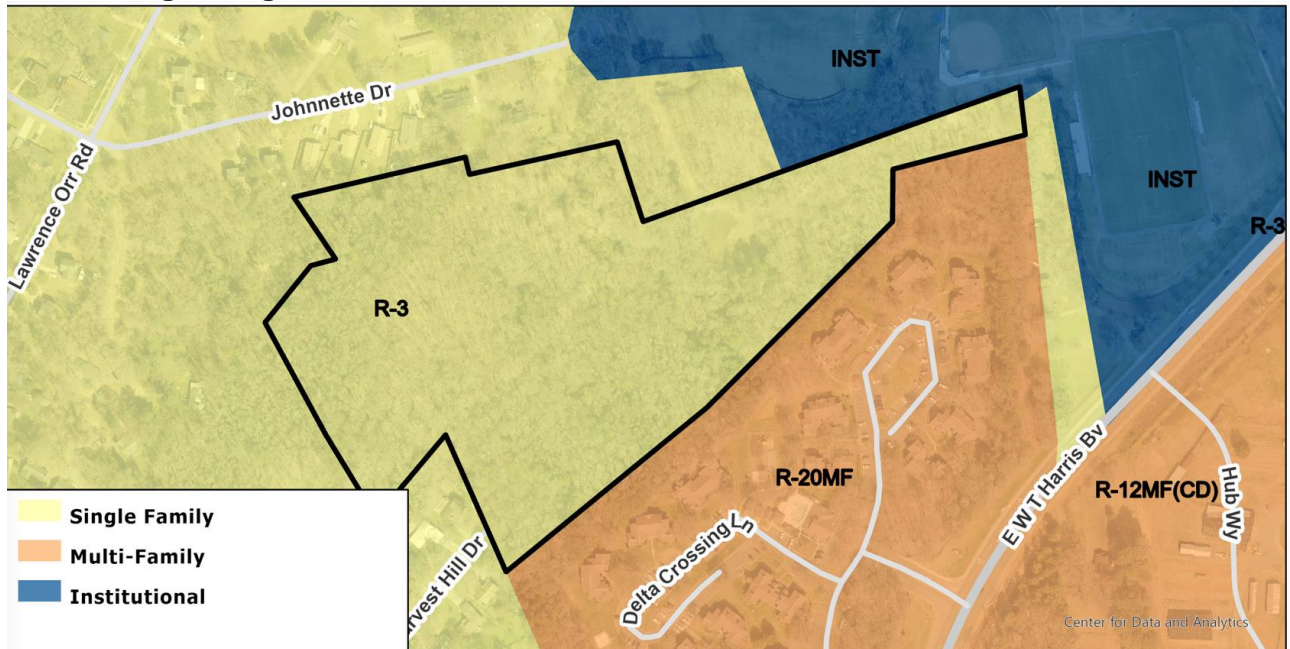
### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allow up to ~~64~~ 63 residential units, including ~~34~~ 36 35 single family detached lots and ~~30~~ 28 multi-family residential units.
- Minimum of 50% of residential units to be single family detached units per MX-1 standards.
- Limit building height to 40 feet.
- Requests the following Innovative Standard:
  - Provide minimum 20-foot front setbacks and rear yards and five-foot side yards throughout the Site, as generally depicted on the Rezoning Plan.
- Commits to the following transportation improvements:
  - Proposes access via an internal network of public streets with six-foot sidewalks and eight-foot planting strips, connecting to existing Harvest Hill Drive.
  - Constructs ADA curb ramps at the proposed intersection of Harvest Hill Drive and Road A.
  - Provides an ADA accessible ramp at the beginning of the cul-de-sac bulb.
  - Constructs a minimum eight-foot wide planting strip and six-foot wide sidewalk along the Site's frontage of Harvest Hill Drive and Road A.
- Commits to architectural standards:
  - All corner/end units and facades fronting a public or private street will have a porch or stoop that wraps a portion of the front and side of the unit or provide a blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
  - Garage doors fronting a public or private network-required street will minimize the visual impact by providing a setback of six to 12 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
  - Limits number of dwelling units in a building to a maximum of ~~six (6)~~ five units per building or fewer when fronting a public street.
- Provides a Class C buffer if townhome style units are proposed adjacent to existing single-family residential zoning.
- Illustrates proposed storm water management areas (including enhanced landscaped areas), tree save area. *Notes enhanced landscape area around BMPS shall consist of four trees and 20 shrubs per 100 linear feet. All shrubs shall be evergreen; 25% of trees shall be evergreen.*
- Locates existing 15-foot sanitary sewer easement and pond.



- Existing Zoning and Land Use



The site is currently vacant and is surrounded by single family residential neighborhoods, apartment communities, and institutional uses (Hickory Grove Baptist Church/School Campus) on parcels zoned R-3, R-12MF(CD), R-20MF, and Inst.

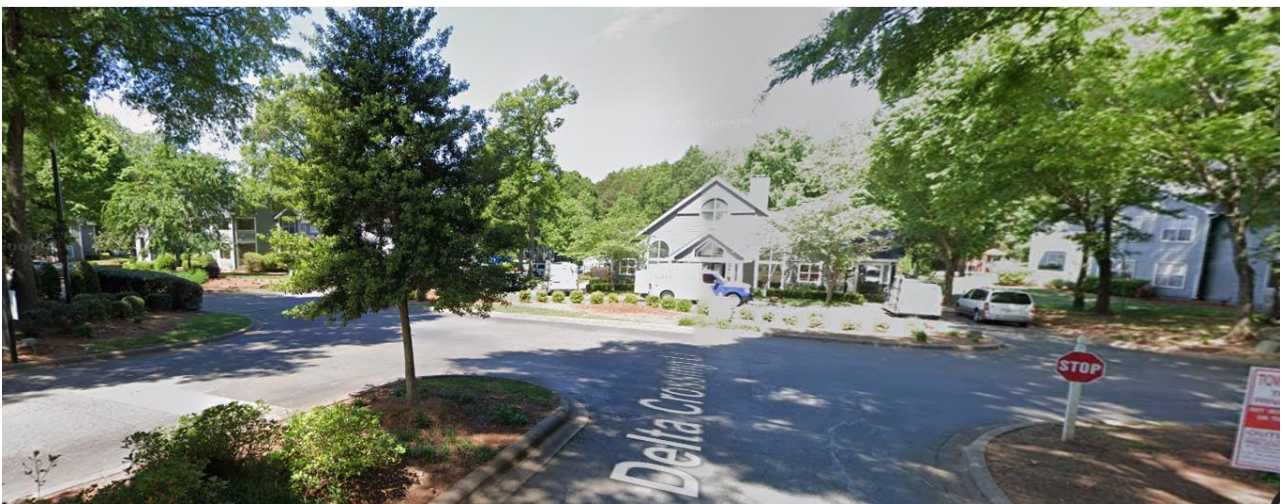


North (above) and west (below) are single family residential neighborhoods.





East is the Hickory Grove Baptist Church campus and scattered residential housing.

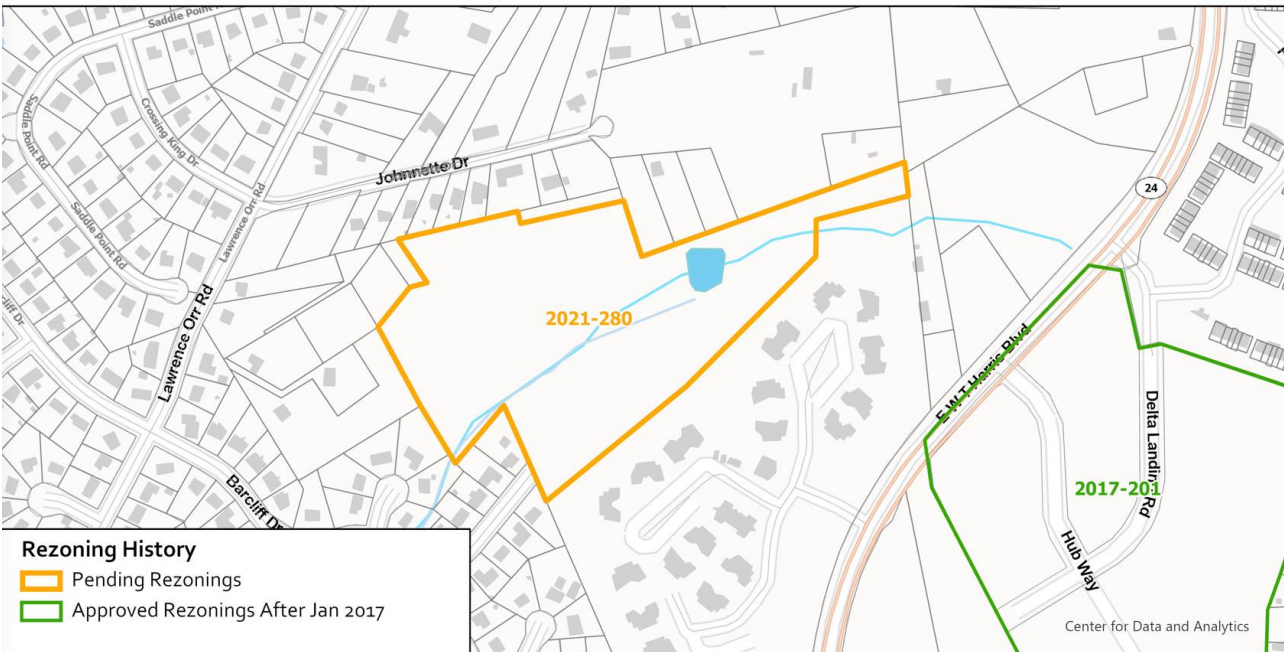


South is an apartment community (above) and single family residential neighborhood (below).



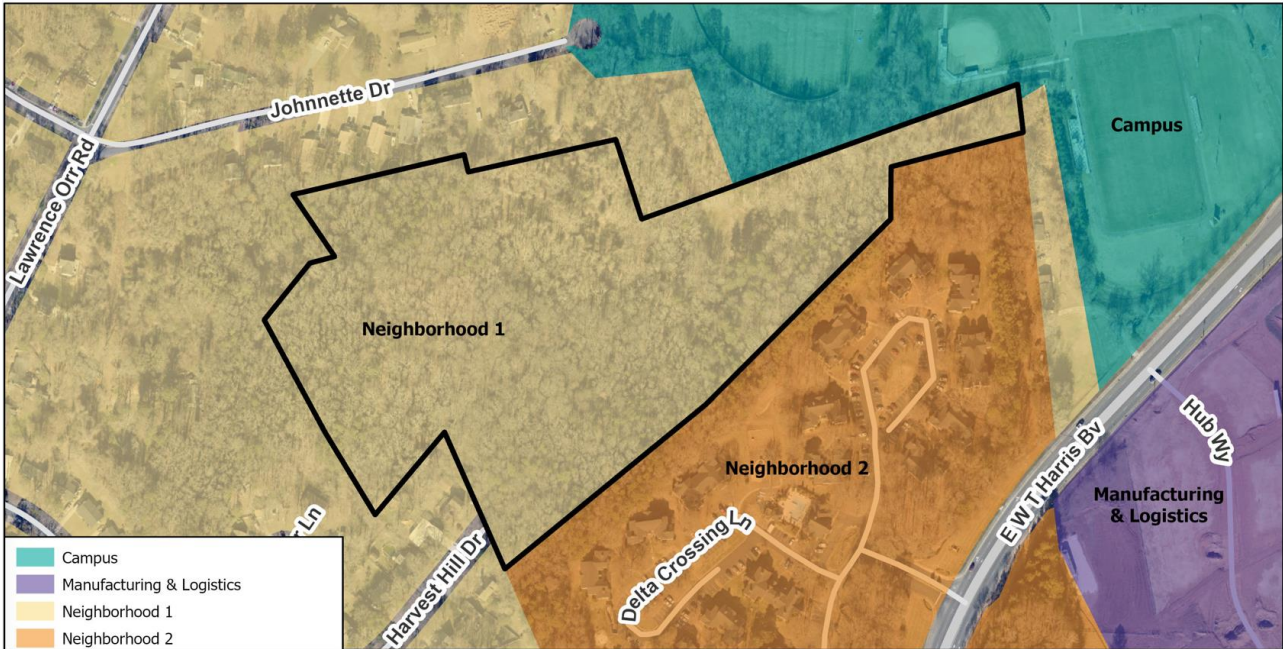


- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-201	Rezoned 27.47 acres from R-3 to R-12MF(CD) to allow up to 288 residential units.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on Harvest Hills Drive, City-maintained local street, Johnnette Drive, a City-maintained local street, Lawrence Orr Road, a City-maintained collector street and WT Harris Blvd, a State-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site petition due to the site generating less than 2,500 daily trips. The petitioner has committed to constructing an 8-foot planting strip, and 6-foot sidewalk on Harvest Hill Drive, Road A and Road B, and stubbing Road A for a future street connection. CDOT has no outstanding issues.

- **Active Projects:**

- No active projects near the site.

- **Transportation Considerations**

○ ~~See Outstanding Issues, Note 1.~~ Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 485 trips per day (based on 45 single family detached dwelling units).

Proposed Zoning: 670 trips per day (based on 64 single family detached dwelling units).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 33 students, while the development allowed under the proposed zoning may produce 24 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Lawrence Orr Elementary from 99% to 101%
    - Cochrane Collegiate Academy remains at 111%
    - Garinger High from 115% to 116%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located along Harvest Hill Drive. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along the middle of the parcel. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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 outstanding issues.

#### OUTSTANDING ISSUES

##### Transportation

1. ~~Revise site plan to align all ADA curb ramps at the intersection of Road "A" and Road "B" to ensure safe crossing at the intersection. Ramps should be perpendicular to the roadway.~~**Addressed**

##### Site and Building Design

2. ~~Specify density on site plan.~~**Addressed**
3. Under Innovative Standards development note, please specifically state what the setback, side yard, corner side yard (if applicable), and rear yard for the attached units will be. **Not addressed.**
4. ~~Development Note limits number of attached residential units in a building to 6, but that is not consistent with the site design layout/depiction. Based upon this, please confirm unit count.~~**Addressed**
5. ~~Please clarify what the proposed uses are for the acreage generally located at the Harvest Hill Drive Extension as it is unclear. In addition, please confirm if a Class C buffer needs to be shown along the property line abutting the single family home fronting Harvest Hill Drive.~~ **Not addressed. Proposed detached Lots 1 and 2 still pick up a required buffer as they abut existing multi-family residential. Please confirm these conditions.** **Rescinded**
6. ~~Remove setback and yard lines from sublots for PMF. these will be determined during plan review.~~
7. Please clearly show where townhome units may be located so buffer requirements can be confirmed when adjacent to single family units. **Update: Petitioner needs to illustrate on the site plan the ability to provide all required buffers. Please illustrate Note VII.4 on the site plan or remove if these conditions if they do not apply.**
8. ~~Revise notes to reflect a max of 5 units per building.~~**Addressed**
9. ~~Do not stub to existing single family lots.~~**Addressed**
10. ~~Provide a 50-foot Class C buffer along property line abutting PID #10331401.~~**Addressed**
11. ~~Clarify if Architectural Standards apply only to attached residential component, or if they apply to detached as well.~~**Addressed**
12. ~~Remove provided open space from Data Table as this can become binding during plan review.~~**Addressed**
13. **Previous Outstanding Comment:** There is a discrepancy in the proposed number of units between Sheets 1 and 2. Please confirm and ensure all notes are consistent. **Not addressed.**

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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







## Goals Relevant to Rezoning Determinations









### Rezoning Petition # 2021-280

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
	<b>Goal 1: 10- Minute Neighborhoods</b> 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
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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.	✓
	<b>Goal 3: Housing Access for All</b> 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
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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><b>Goal 5: Safe &amp; Equitable Mobility</b></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><b>Goal 6: Healthy, Safe &amp; Active Communities</b></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><b>Goal 7: Integrated Natural &amp; Built Environments</b></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><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></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><b>Goal 9: Retain Our Identity &amp; Charm</b></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><b>Goal 10: Fiscally Responsible</b></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>