



City Council Follow-Up Report

2021-257 - by Lennar Carolinas, LLC for a change in zoning for approximately 52.67 acres located on the south side of Old Dowd road and the east side of Amos Smith Road. (ETJ-BOCC: 2-Leake; closest CC: 3-Watlington).

Provide information on how Charlotte Water reviews the petitions and how they look at these petitions with a system wide perspective.

Staff Response:

The standard items we look at are water and sanitary sewer accessibility (how close is our infrastructure to the site in question), any known capital projects or capacity limitations that may impact the site or serviceability to the site; responses to a high level review (based on any plans or maps provided) of any plan review needs (e.g., if there is large infrastructure on the proposed sites). We also have responses directing projects to contact the Planning team for the development to apply for a capacity assurance review through our Capacity Assurance Program (CAP). It is this CAP review that officially reserves capacity.

Capacity determinations are specific to both a parcel (e.g., is the development draining into infrastructure to the north or the south) and development use specific (e.g., number of seats in a restaurant or dwelling units or total bedrooms), and typically, the rezoning information and maps are not enough to do a true capacity assessment. This is why the responses direct the petitioner to contact CLTWATER.

Knowing about rezoning petitions are helpful in CLTWATER's planning efforts as it brings awareness to upcoming growth and trends. It isn't until the specific development applies for a CAP review that CLTWATER gets into the details of collection system and treatment plant adequacy.

2021-262 - by CRD Dilworth LLC for approximately 1.14 acres located in the western quadrant of the intersection of East Worthington Avenue and Cleveland Avenue, east of South Boulevard from TOD-M(O) to TOD-NC(CD), TOD-UC(CD).

Requesting more details for past comments from CDOT on parking for this petition.

- Planning reviews development on-site parking requirements based on the parking requirements in the existing ordinance.
- CDOT Memo did not address parking for this conventional rezoning, and any design discussions related to on-street parking are typically held during the permitting process for conventional rezonings.

How is CDOT assessing parking and traffic for rezoning petitions and how does would it change with the UDO (if it would change)

- Planning will continue to review development parking requirements based on the parking requirements in the UDO.
- With the UDO, a development may be required to install on-street parking depending on scale and street frontage.