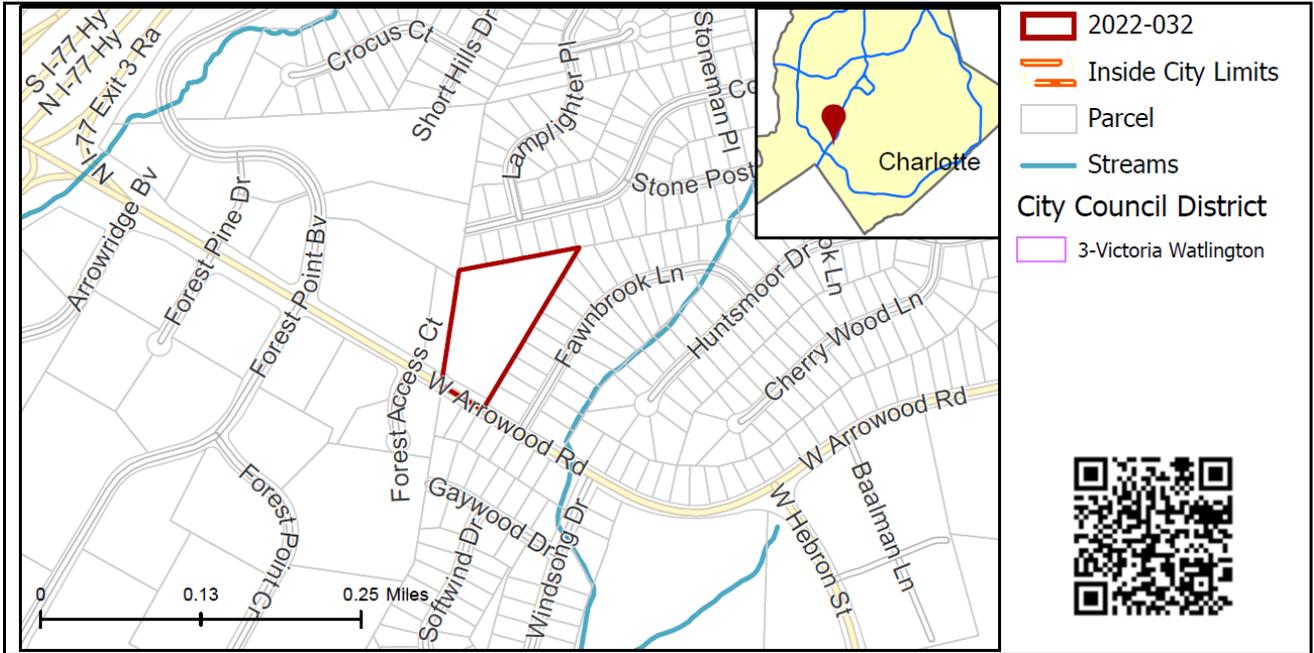


REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-8MF(CD) (multifamily residential, conditional)

LOCATION

Approximately 4.18 acres located on the north side of West Arrowood Road, east of Forest Point Boulevard, and west of Nations Ford Road.



SUMMARY OF PETITION

The petition proposes to develop a residential community of up to 33 single family attached dwelling units on vacant land in southwest Charlotte.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Elizabeth Strickland & Clifton Jacobs, Jr.
Canvas Residential, LLC
Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

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

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design and technical revisions related to land use and environment.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 place type.

Rationale for Recommendation

- The parcel is an infill parcel with 1 single family home on a large parcel fronting West Arrowood Road, a major thoroughfare.
- The site isolated from the adjacent single-family homes which are part of the neighborhood to the east.
- There are commercial and hotel uses to the west.

- The proposed single family attached development provides a transition of uses between the commercial to the west and single family detached to the east.
- The proposal limits the building height to be compatible with single family residential zoning.
- The development will provide additional housing types and options to the area.
- Access to bus transit service is within approximately 400 ft to the east and 600 ft to west.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

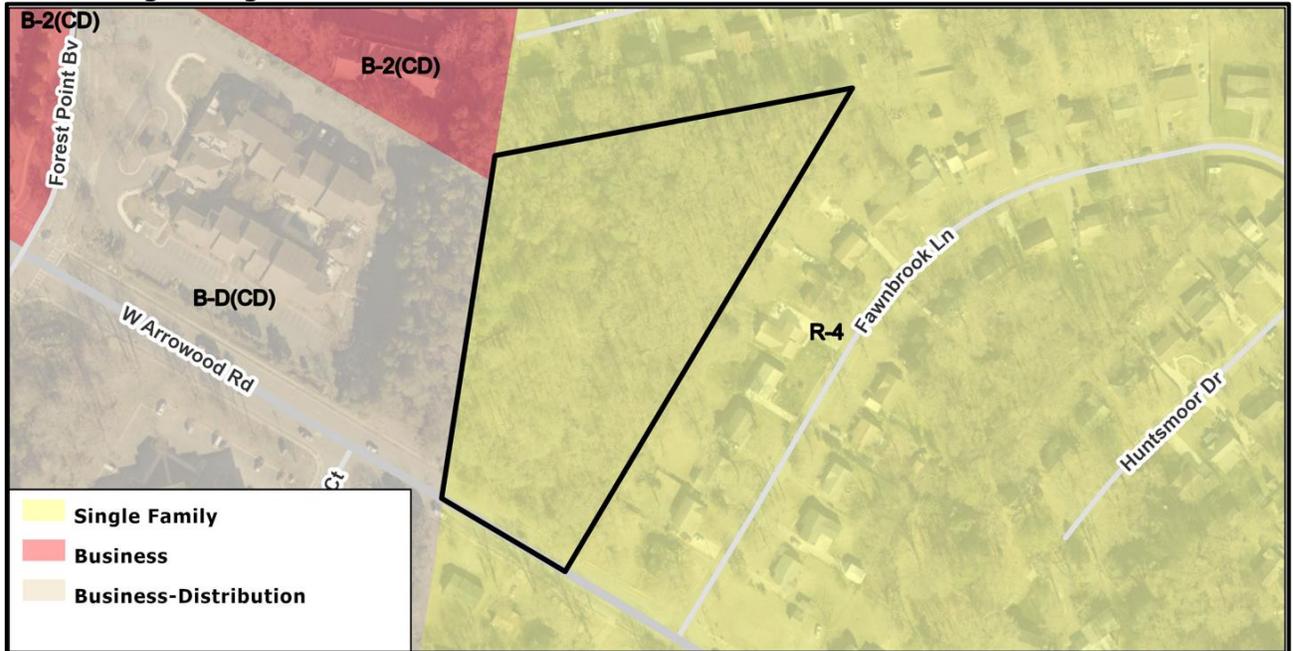
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 33 single family attached (townhomes) units with a density of 7.8 dwelling units per acre.
- Access to the site via a right in/right out shared drive connecting to W. Arrowood Rd.
- Constructs an 8 ft planting strip and 12 ft multi-use path along W. Arrowood Rd.
- Provides a 28 ft buffer reduced to 21 ft with a fence abutting single family use and zoning.
- Architectural design standards related to exterior building materials, roof design, screening, garage doors, porches, and stoops.
- Provides a minimum of 7 visitor/ guest parking spaces.

• **Existing Zoning and Land Use**



The site is located between commercial uses including multiple hotels and a few eating/drinking/entertainment establishments and single-family neighborhoods.



The site (indicated by the red star above) is east of I-77 between commercial and residential uses.



The site is currently vacant.



North of the site, are single family homes along Colony Acres Drive.



East of the site are single family homes along Fawnbrook Lane.

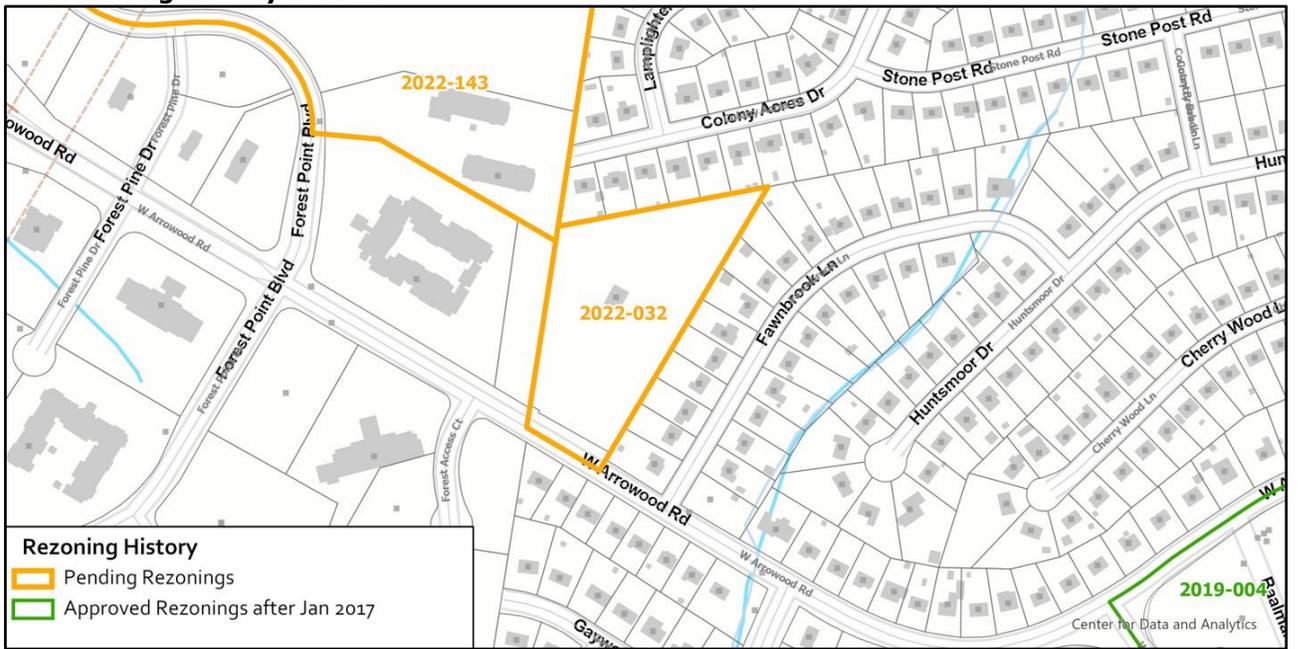


South of the site across West Arrowwood Road are single family homes fronting West Arrowwood Road and a hotel and office uses along Forest Point Boulevard and Forest Access Court.



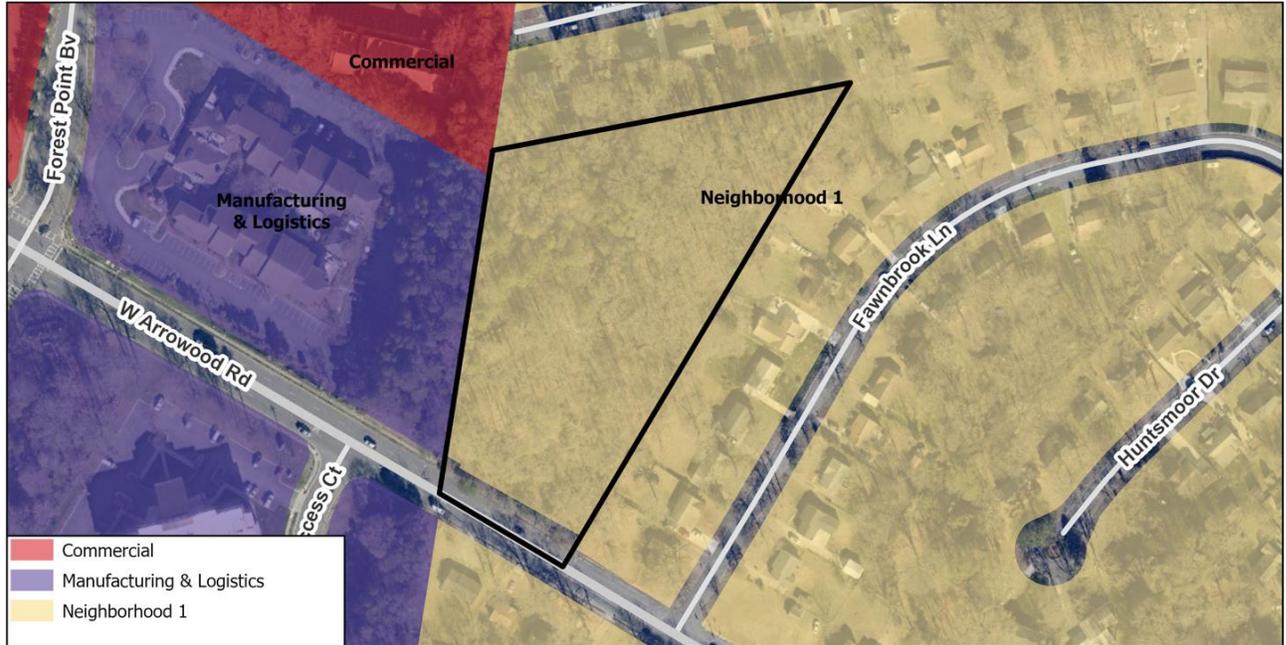
West of the site is a hotel accessed from Forest Point Boulevard.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-004	Rezoned 10.54 acres to allow all uses in the R-22MF (multi-family residential) zoning district.	Approved
2022-143	Proposes to rezone 9.58 acres to allow all uses in the B-2 (general business) zoning district.	Pending

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 place type.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Arrowood Road, a city-maintained major thoroughfare and west of Fawnbrook Lane, a city-maintained minor collector. A Traffic Impact Study (TIS) is not needed for this site. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including revising the site plan to commit to installing ADA compliant ramps along internal streets.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Note 1

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 single family detached dwelling unit).

Entitlement: 190 trips per day (based on 16 single family dwelling units).

Proposed Zoning: 205 trips per day (based on 33 single family attached dwelling units).

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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 9 students, while the development allowed under the proposed zoning may produce 5 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zero students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - South Pine Elementary remains at 80%.
 - Southwest Middle remains at 133%.
 - Harding University High remains at 129%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along W Arrowood Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along W Arrowood 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:** See Requested Technical Revisions, Note 5.

OUTSTANDING ISSUES

Transportation

1. Provide Accessible ramps at intersections per ADA requirements.



Site and Building Design

2. Add gables or corbelling to the list of treatments for garage doors in note 5.f.
3. Show possible garbage/recycle facility location(s) on site plan.

REQUESTED TECHNICAL REVISIONS

Land Use

4. Amend the proposed use in the development data table and notes to say "Single family attached or multi-family in a townhome style".

Environment

5. Show existing street trees along Arrowwood Rd.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311

Goals Relevant to Rezoning Determinations Petition 2022-032

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 (anticipated early 2022) and when the **Policy Map** is adopted (anticipated March 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.	✗
	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 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 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 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 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 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 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>