

**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.37 acres located at the southwest intersection of Parkwood Avenue and Harrill Street, east of Seigle Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow a single family attached (townhome) development with up to nine residential units on a parcel currently developed with a single family residence.

**PROPERTY OWNER**

A and E Rental Homes LLC

**PETITIONER**

Eid Refaey – A and E Rental Homes, LLC

**AGENT/REPRESENTATIVE**

Paul Pennell - Urban Design Partners, LLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 9

**STAFF  
RECOMMENDATION**

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

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map 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 #6 Healthy, Safe & Active Communities.
- 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 commercial uses.

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

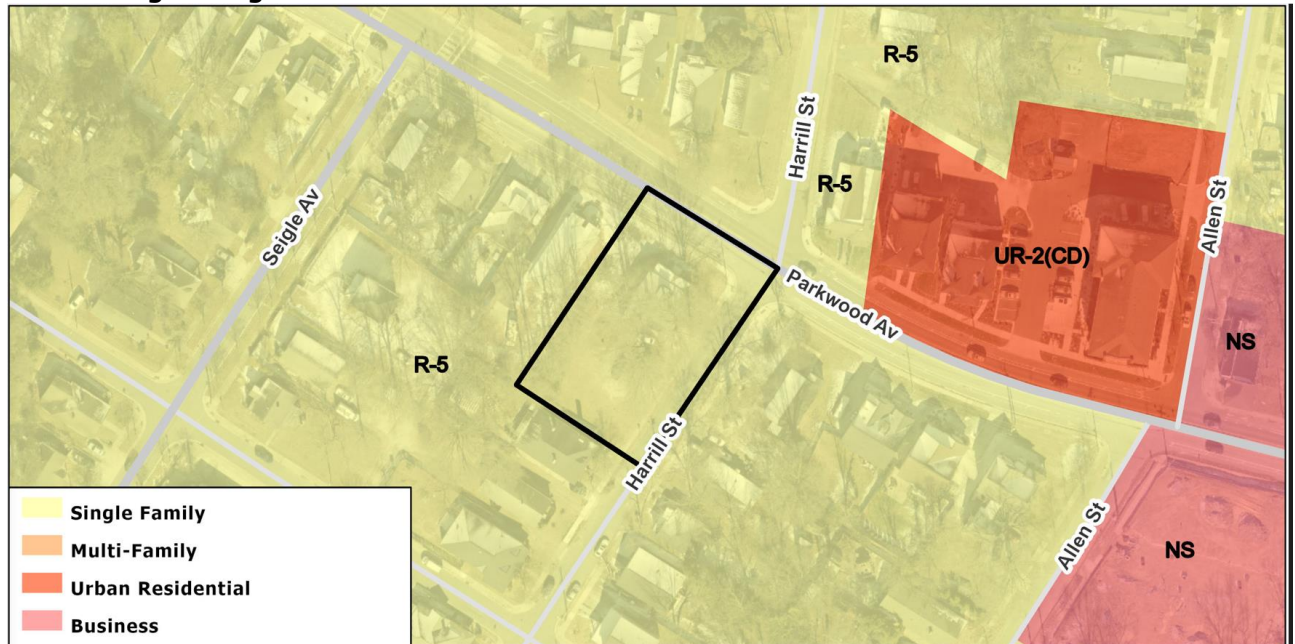
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allow up to 9 single family attached (townhome) residential units at a density of 24.26 units per acre.
- Limit building height to 40 feet.
- Propose two-way vehicular access at Harrill Street with two-way internal residential alleys with walkways.
- Provide an eight-foot sidewalk and eight-foot landscape strip along Harrill Street and Parkwood Avenue.
- Provide accessible sidewalk ramps at the corner of Harrill Street and Parkwood Avenue.
- Dedicate 40 feet of right-of-way along Parkwood Avenue measured from centerline.
- Proposes a combination of the following building materials: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, metal or wood.
- Prohibits vinyl as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, and insulation.
- Illustrates tree save area and common open space.
- Locates potential solid waste area.

### • Existing Zoning and Land Use



The rezoning site is developed with a single family residence built in 1920 and is surrounded by a mix of single family homes, multi-family residential developments, and commercial uses on parcels in R-5, UR-2(CD), and NS zoning districts.





The rezoning site is developed with a single family residence built in 1920.



North, across Parkwood Avenue, are single family homes and duplexes.



East, along Parkwood Avenue, are single family homes, multi-family residential developments, and commercial uses.





South are single family homes.



West, along Parkwood Avenue, are single family homes.

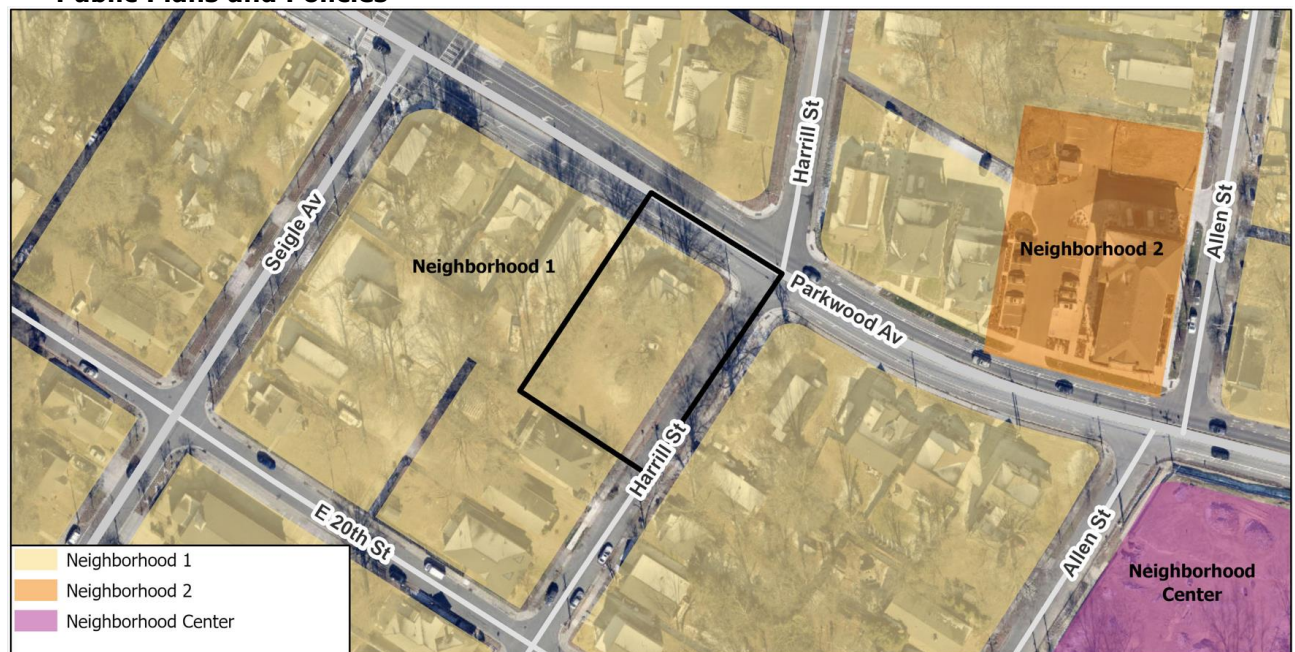


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-076	Rezoned 0.51 acres from B-1 to NS to allow 10,000 sq ft of commercial uses and up to 22 dwelling units.	Approved
2020-005	Rezoned 0.92 acres from R-5 to NS to allow 3,000 sq ft of commercial uses and 22 dwelling units.	Approved
2019-156	Rezoned 0.52 acres from R-5 to UR-3(CD) to allow 17 multi-family residential units.	Approved
2018-060	Rezoned 1.04 acres from R-5 to UR-2(CD) to allow 24 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 Parkwood Avenue, a City-maintained major thoroughfare at Harrill Street, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. The petitioner has committed to dedicating 40-feet of right-of-way along Parkwood Avenue, constructing an 8-foot planting strip, and 8-foot sidewalk along Parkwood Avenue and Harrill Street, and constructing an ADA compliant ramp at the intersection of Parkwood Avenue and Harrill Street. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to labeling and dimensioning future curbline location 27-feet from Parkwood Avenue centerline and commit to installing a minimum 8-foot buffered bike lane along Parkwood Avenue to meet the City Charlotte BIKE Policy. Further details are listed below.
- **Active Projects:**
  - No active projects near the site.
- **Transportation Considerations**
  - See Outstanding Issues, Notes 1-3.
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 10 trips per day (based on 1 dwelling unit).  
Entitlement: 10 trips per day (based on 1 dwelling unit).  
Proposed Zoning: 65 trips per day (based on 9 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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 1 student.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Villa Heights Elementary remains at 75%
    - Eastway Middle remains at 110%
    - Garinger High remains at 115%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Harrill Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Harrill Street. 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 comments submitted.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 4.

**OUTSTANDING ISSUES**

Transportation

1. Curbline: The proposed zoning district has a setback measured from back of the existing or proposed future curbline.
  - a. Parkwood Avenue: Future back of curb and gutter to be placed 27-feet from Parkwood Avenue road centerline.
  - b. Label and dimension the curb and gutter from the centerline for each road on the site plan.
2. Label and dimension existing curbline measured from centerline of Parkwood Avenue. Show existing buffered bike lane (with dimensions) along Parkwood Avenue for CDOT to determine if existing conditions are to remain.

3. Site plan and conditional note(s) revisions are needed to commit to construct bicycle facilities by locating the curb and gutter 27-feet from the Parkwood Avenue road centerline and installing an 8-foot buffered bike lane along Parkwood Avenue to meet the City Charlotte BIKE Policy.
4. A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued as needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
5. Update conditional note to include a 2' sidewalk utility easement (SUE) instead of 1' to match site plan.

Environment

6. Tree save must be comprised of existing trees. If replanted tree save must be done at 150%. Area shown on plan does not have existing trees. More tree save than what is shown would be required.

Site and Building Design

7. Provide more clear architectural details on how Building 5 will interact with Harrill St. Need to define treating portions of the building as a front versus a side through things like a wrapped porch, door placement, or other design elements.
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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 # 2022-035

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.	✓
	<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.	X



	<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><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>X</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>