

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 the outstanding issue pertaining to environment.

Plan Consistency

The petition is **inconsistent** with the *Charlotte 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.

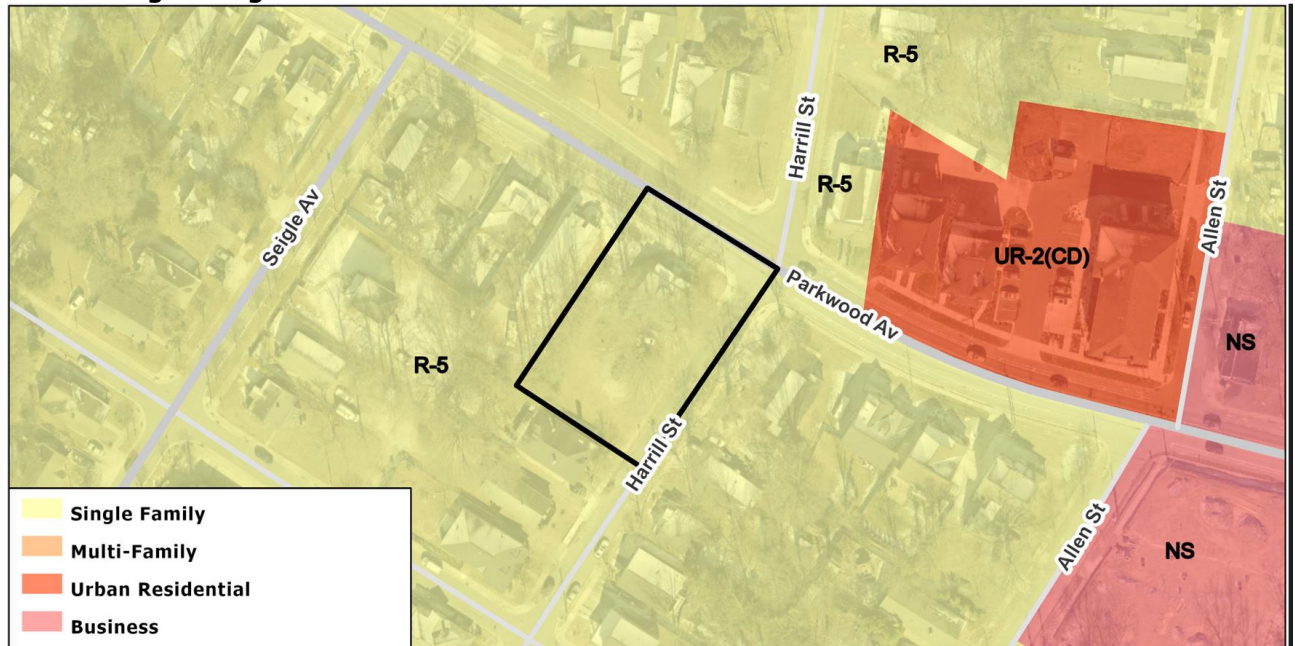
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 9 single family attached (townhome) residential units at a density of 24.26 units per acre.
- Limits building height to 40 feet.
- Adds note stating tenant occupancy periods on the premises shall be for periods of no less than thirty (30) consecutive days. Tenant subletting of residential units shall not be permissible without the property owners prior written consent of the property owner or landlord.
- Proposes two-way vehicular access at Harrill Street with two-way internal residential alleys with walkways.
- Provides an eight-foot sidewalk and eight-foot landscape strip along Harrill Street and Parkwood Avenue. The face of the 8'-0" sidewalk within the Parkwood Avenue right of way shall be located 8'-0" from the future proposed Parkwood back of curb location.
- Illustrates existing bike lane along Parkwood Road.
- Provides accessible sidewalk ramps at the corner of Harrill Street and Parkwood Avenue.
- Dedicates 40 feet of right-of-way along Parkwood Avenue measured from centerline or from back of future sidewalk.
- Petitioner agrees to provide accessible sidewalk ramps at the corner of Harrill Street and Parkwood Avenue as illustrated on the Site plan to accommodate an accessible connection across Harrill Street. If the existing accessible ramp in place today complies with City of Charlotte and accessibility standards, the existing ramp may remain.
- Provides a sidewalk utility easement (SUE) between the existing public right of way two (2') behind proposed sidewalk along Harrill Street as generally illustrated on the Site plan
- 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.
- Notes that residential units located at a corner of a public right of way shall utilize a corner entry into the residential unit. An entry at a corner unit shall be elevated a minimum of 12" above the adjacent public sidewalk. Entry stoops shall be covered and wrap the architectural corner of the residential unit.
- Commits to the installation of a masonry screen wall located between the terminus of the residential 2-way alley illustrated on the site plan and adjacent property described as 1711 Harrill Street. The masonry wall shall span a minimum length of the residential alley and shall be a minimum height of 3'-6". Wall materials shall mimic architectural masonry building materials utilized on site.
- Installs aesthetic landscape and foundation plantings, shrubs and grasses within the proposed project side yard adjacent 1711 Harrill Street.
- 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.



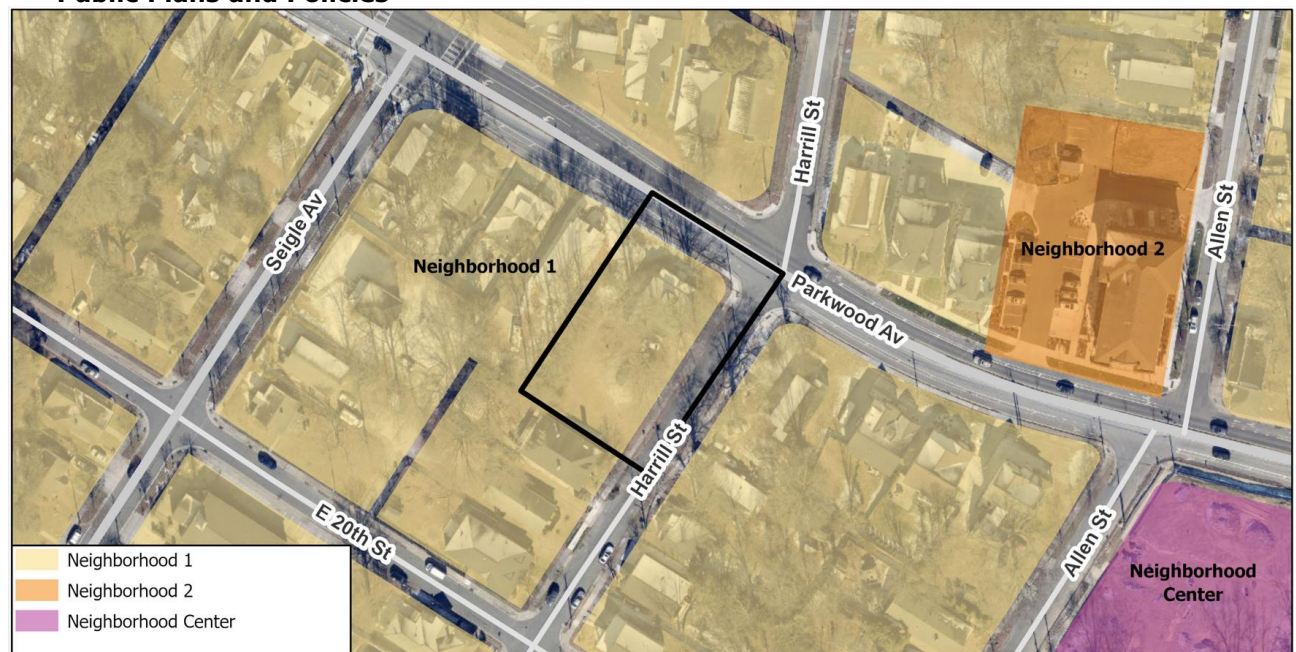
West, along Parkwood Avenue, are single family homes.

- 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. CDOT has no outstanding issues.

- **Active Projects:**

- No active projects near the site.

- **Transportation Considerations**

○ See Outstanding Issues, Notes 1-3. Addressed

- **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
- **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
- **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 comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 4.

OUTSTANDING ISSUES

Transportation

- ~~1. Curblin~~ The proposed zoning district has a setback measured from back of the existing or proposed future curblin.
 - ~~a. Parkwood Avenue: Future back of curb and gutter to be placed 27 feet from Parkwood Avenue road centerline.~~ Addressed
 - ~~b. Label and dimension the curb and gutter from the centerline for each road on the site plan.~~ Addressed
- ~~2. Label and dimension existing curblin 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.~~ Addressed
- ~~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.~~ Addressed

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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.~~ Addressed
 5. ~~Update conditional note to include a 2' sidewalk utility easement (SUE) instead of 1' to match site plan.~~ Addressed

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

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