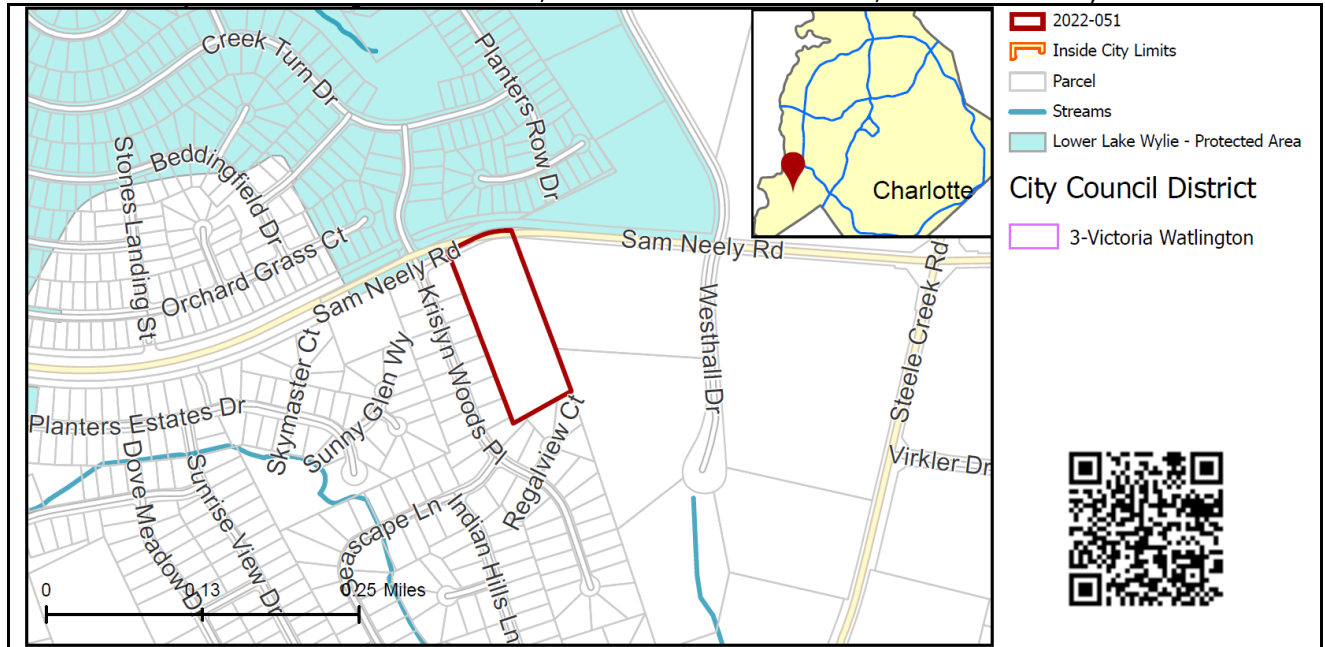


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8(CD) (single family residential, conditional)

LOCATION

Approximately 4.98 acres located on the south side of Sam Neely Road, west of Steele Creek Road, and east of Krislyn Woods Place.



SUMMARY OF PETITION

The petition proposes to allow the redevelopment of a parcel that currently has one single family home with six quadplex buildings. JMJ Holly, LLC Joseph Boyapati Beth Bailey, McKim & Creed Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 22

PROPERTY OWNER

PETITIONER

AGENT/REPRESENTATIVE

COMMUNITY MEETING

**STAFF
RECOMMENDATION**

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

Plan Consistency

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

Rationale for Recommendation

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
- This infill of this site with six quadplex buildings allows for a moderate increase in density to approximately 4.8 DUA over the currently entitled 3 DUA.

- Although the petition is inconsistent with the recommended Place Type and more closely represents Neighborhood 2 development, it proposes building forms supported in Neighborhood 1.
- The proposal includes a 6' buffer with a fence against the existing single family uses along the site's western boundary and a Class A buffer against the site's eastern boundary which is along an area zoned I-1.
- In conjunction with the Charlotte WALKS and BIKES Policies and the Vision Zero Action Plan the petition proposes a 12' shared multi-use path along Sam Neely Road.
- Redevelopment of this site, which although adjacent to a single family neighborhood to the south and west, would not transect an existing neighborhood.

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

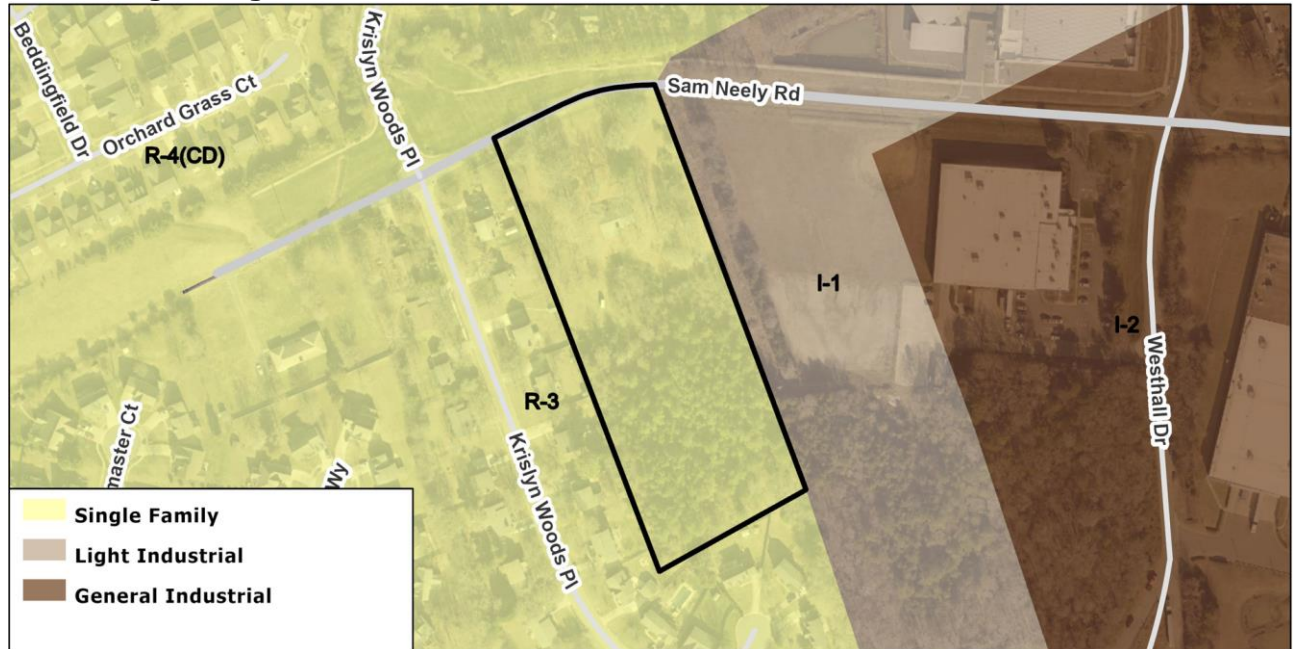
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

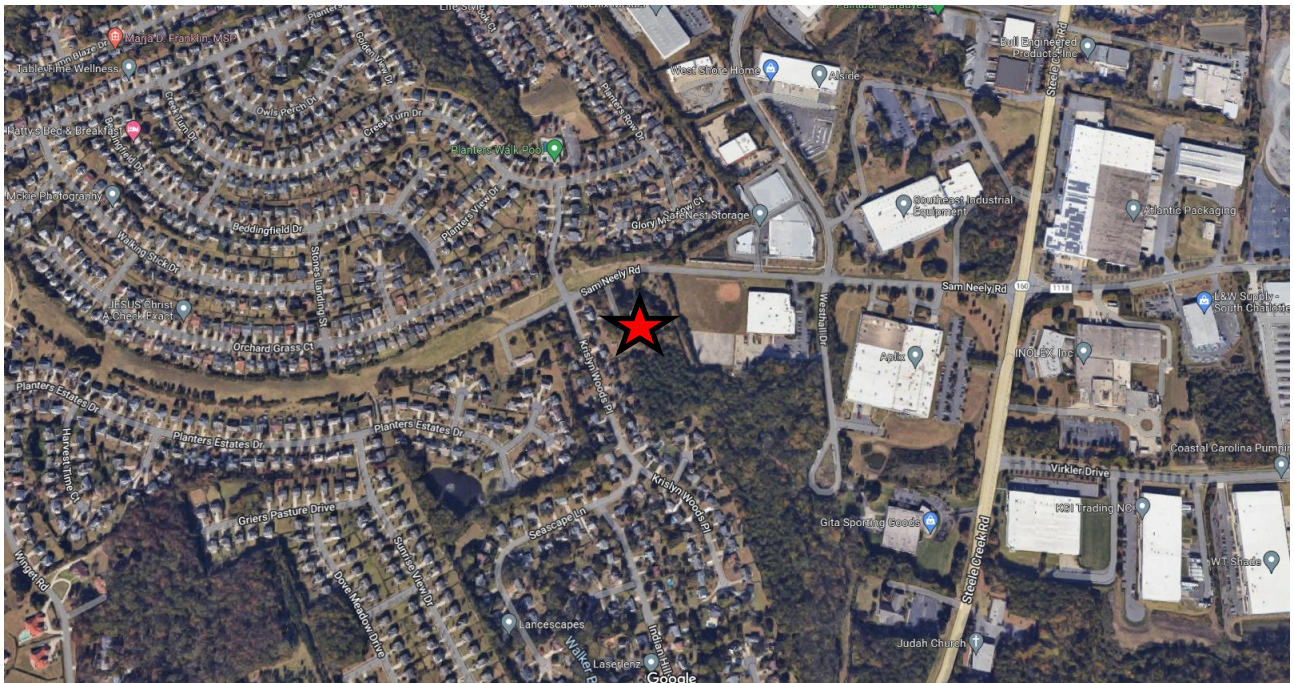
- Proposes up to 24 units in 6 quadplex buildings on individual lots at a density of 4.8 DUA.
- Commits to provide 2 parking spaces per unit via a 2-car garage and 6 on-street visitor spaces.
- Provides a minimum of 50% open space per quadplex lot.
- Dedicates 15% of the site to common open space.
- Access to the site will be via Sam Neely Road.
- Will construct an 8' planting strip and 12' shared-use path along Sam Neely Road.
- Proposes a new internal public street that will have an 6' 8' planting strip and 5' sidewalk on either side.
- Provides a 8' 6' buffer along the site's western boundary with a 6' opaque fence and evergreen plantings.
- Provides a 29' 35' Class A buffer reduced by 25% along the site's eastern boundary.
- Lighting fixtures will be fully capped and shielded with a maximum height of freestanding fixtures of 21'.
- Provides architectural details committing to primary building materials, pitched roofs, usable porches and stoop on end units, walkways connecting to sidewalks, and 6' opaque wood-paneled fences.

- Existing Zoning and Land Use**



- The site is currently zoned R-3 and is in an area with R-3, R-4, I-1, and I-2 zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential)	N1-A (neighborhood 1 - A)	Neighborhood 1



- The subject site is denoted with a red star and is in an area with single family and light industrial uses.



- North of the site are single family homes.

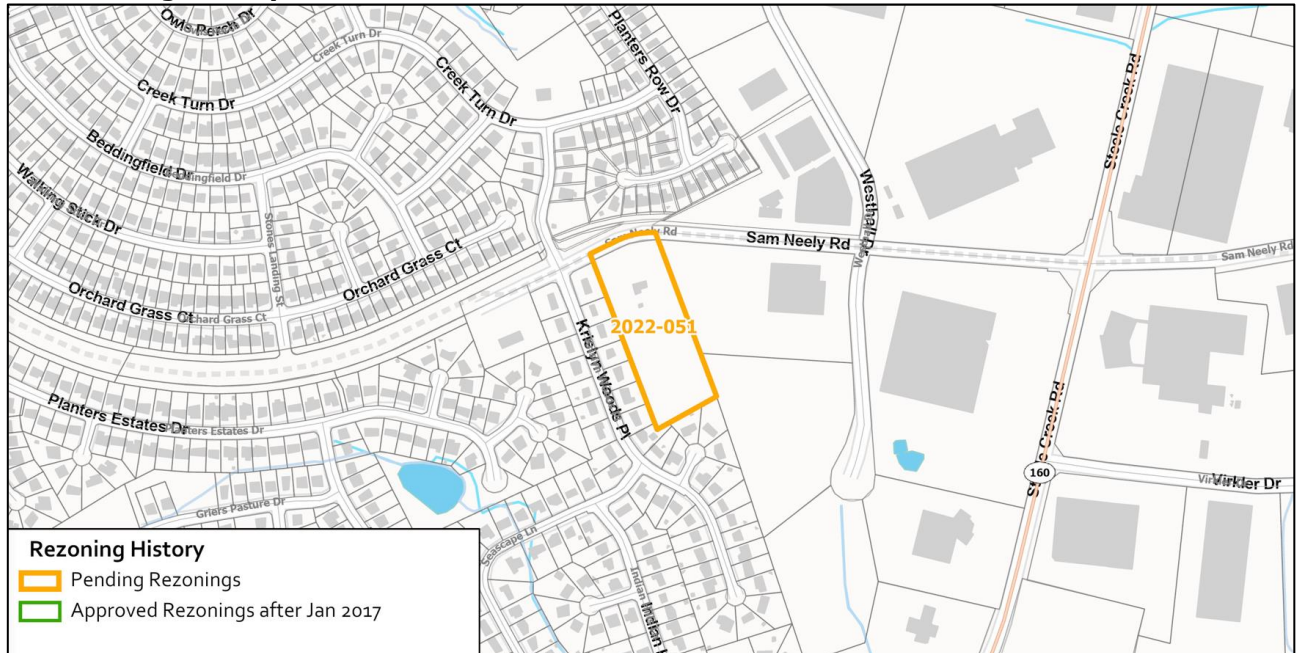


- East of the site is a machine parts business.



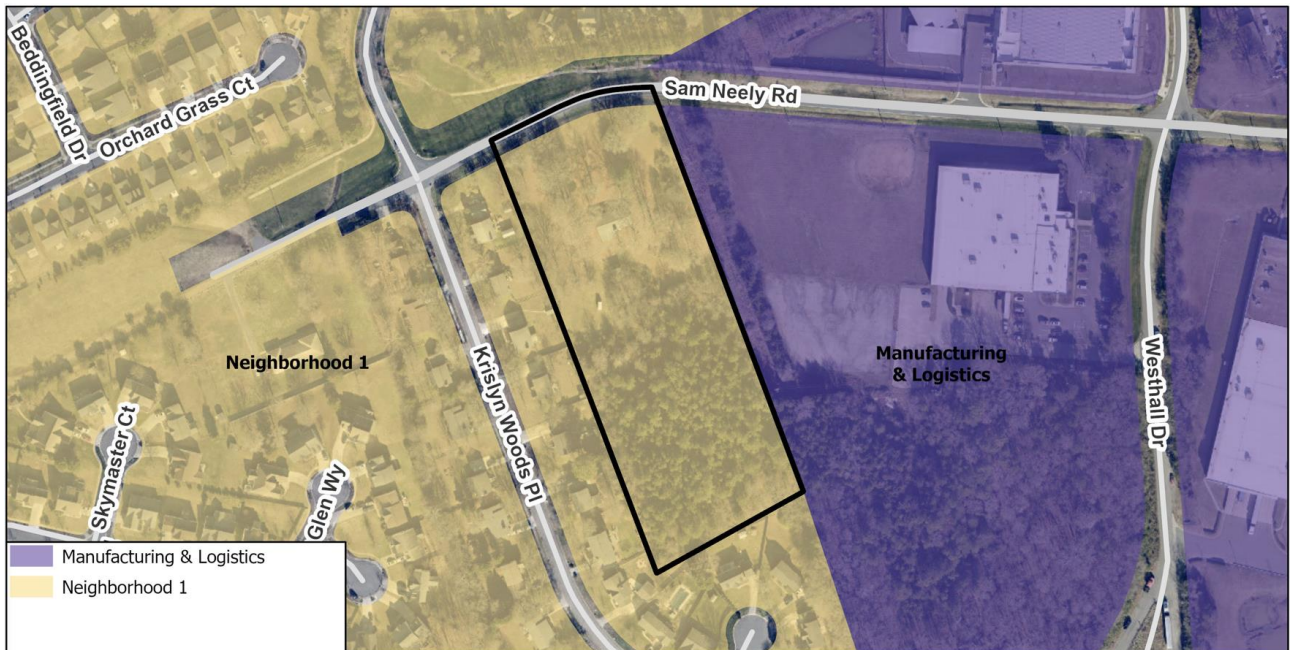
- South and west of the site are single family homes.

- **Rezoning History in Area**



- There have been no recent rezonings in the area.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1 on the site.

- **TRANSPORTATION SUMMARY**

- The site is located on Sam Neely Road, a City-maintained major thoroughfare, in between Krislyn Woods Place and Westhall Drive. In accordance with City Ordinances and Charlotte WALKS Policy, the petitioner has committed to provide pedestrian infrastructure along the proposed internal public street and along the site's frontage of Sam Neely Road. Additionally, in accordance with Charlotte WALKS and BIKES Policies, and the Vision Zero Action Plan, the petitioner commits to provide a shared-use path along the site's frontage of Sam Neely Road.
- **Active Projects:**
 - There are no active projects near the site.

- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
Current Zoning:
 - Existing Use: 10 trips per day (based on 1 dwelling unit).
 - Entitlement: 170 trips per day (based on 14 single family units).Proposed Zoning: 70 trips per day (based on 24 attached dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 8 students, while development allowed with the proposed zoning may produce 11 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 3.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Winget Park Elementary at 104%
 - Southwest Middle at 133%
 - Olympic High at 130%.
- **Charlotte Water:** See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note

OUTSTANDING ISSUES

Site and Building Design

1. ~~Adjust buffers for the site's eastern boundary to reflect a 35' Class A Buffer which can only be reduced by 25% with a berm.~~ Addressed

Environment

2. Adjust tree save areas shown on the site plan to ensure compliance with the Tree Ordinance.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

3. ~~Adjust total number of committed parking spaces from 53 to 54 to accurately reflect the commitments of 2 spaces per unit and 6 visitor spaces.~~ Addressed

Environment

4. ~~Add open space details in note I, which are committed to on the site plan and in the Development Data Table.~~ Addressed

Site and Building Design

5. ~~Show and label the visitor spaces on the site plan.~~ Addressed
6. Update conditional notes to reflect the width of the planting strip to what is shown on the site plan.
7. Update conditional notes to reflect the width details of both buffers to what is shown on the site plan.