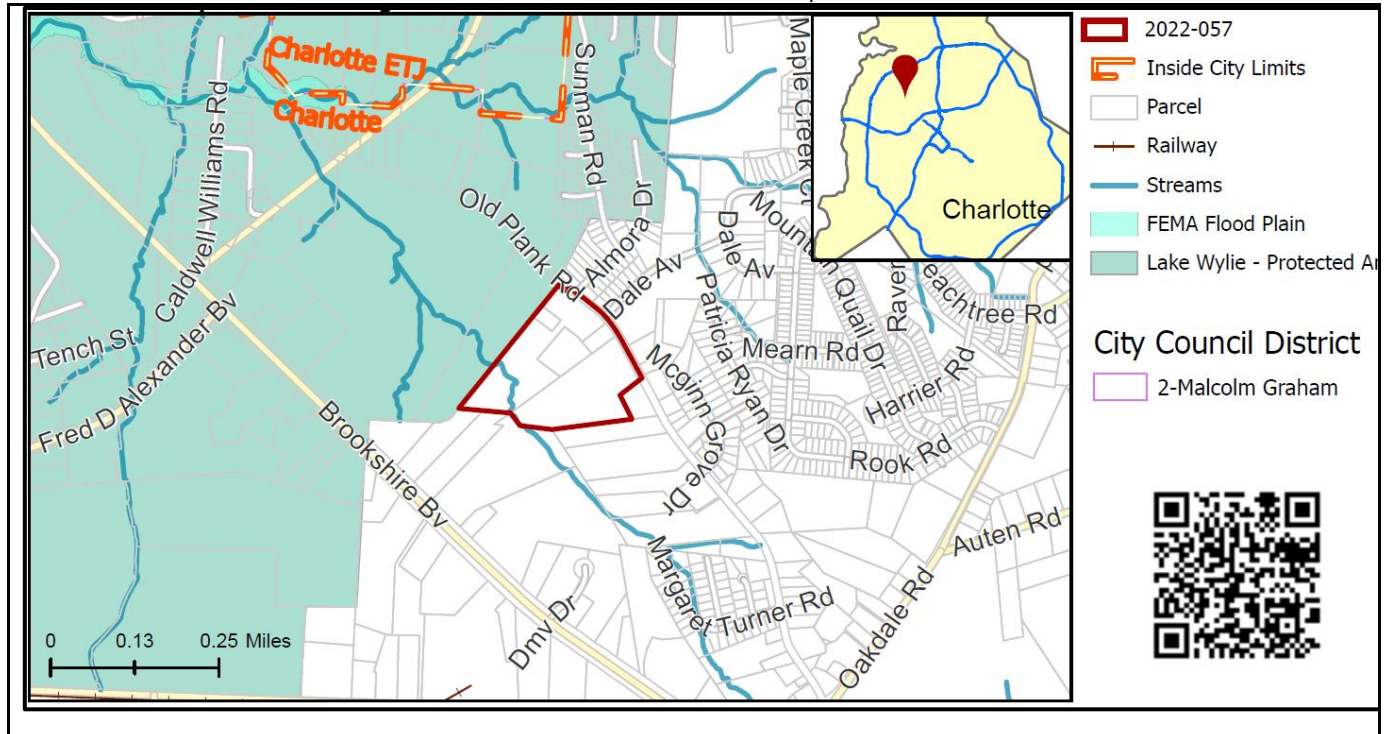


## REQUEST

Current Zoning: R-4 (single family residential), I-1 (light industrial)  
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

## LOCATION

Approximately 21.50 acres located on the west side of Old Plank Road, east of Brookshire Boulevard, and west of Dale Avenue.



## SUMMARY OF PETITION

The petition proposes to develop a residential community with up to 100 single family attached townhouse units.

## PROPERTY OWNER

Norman Thompson

## PETITIONER

Mattamy Homes

## AGENT/REPRESENTATIVE

Collin Brown, Alexander Ricks, PLLC

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 5

## STAFF RECOMMENDATION

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

### Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

### Rationale for Recommendation

- This petition contributes to the variety of housing options in the area.
- The petition proposes a density of +/- 5.08 dwelling units per acre, which is only a slight increase from the existing, surrounding 4 units per acre.
- This petition helps to provide a good transition between the intense industrial land uses along Brookshire Boulevard and the more residential uses across Old Plank Road.
- The petition is appropriate and compatible to the existing single-family neighborhood uses along the Old Plank Road corridor.

- The petition proposes pedestrian improvements including a 5-foot bike lane, 6-foot sidewalk and 8-foot planting strip along Old Plank Road.
- The petition proposes stub connections to the adjacent sites for future development connections.
- Commits to coordinate with Mecklenburg Parks & Recreation to dedicate and convey a future 1-acre park site.
- The petition proposes a 50' Class C buffer along Old Plank Road adjacent to the established single family neighborhoods.
- The petition proposes a 100-foot class A buffer between the site and the adjacent industrial uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments

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

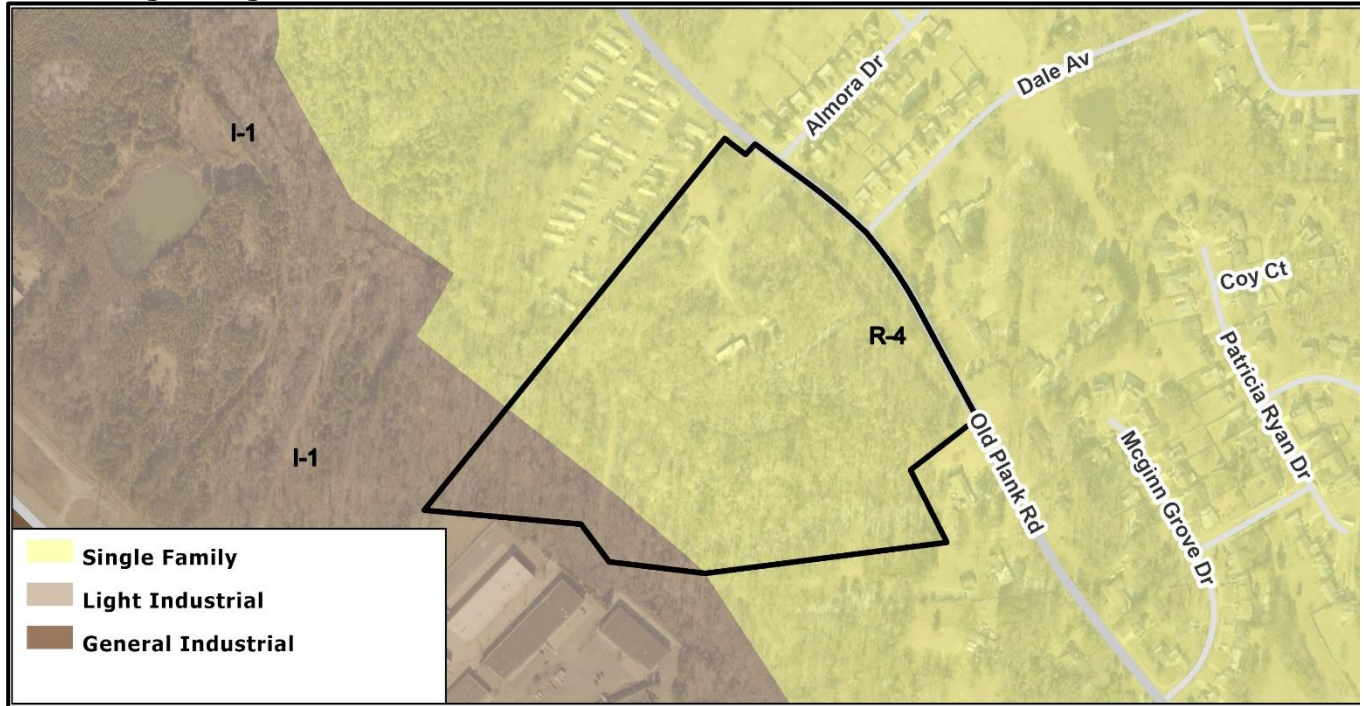
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 100 single family attached townhouse units.
- Commits to an 8-foot planting strip and a 6-foot sidewalk along Old Plank Road.
- Commits to a 5-foot bike lane along Old Plank Road.
- Provides a left turn lane on Old Plank Road at the proposed site access points A and B with each turning lane containing a minimum 100-feet of storage.
- Proposes two stub connections along the west and south sides of the site for future development.
- Commits to coordinate with Mecklenburg Parks & Recreation to dedicate and convey a future 1-acre park site.
- Provides a 50-foot class C buffer to abutting residential areas.
- Architectural Standards:
  - To provide privacy, all residential entrances within 15-feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24-inches.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
  - Building materials will be comprised of a combination of brick, brick veneer, natural stone, and vinyl siding.
  - Buildings will be limited to a maximum of 4 units per building.
  - Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

- **Existing Zoning**



- The surrounding land uses include single family homes, manufactured homes, commercial and distribution uses.

Existing Zoning	Translated Zoning	Recommended Place Type
R-4 (single family residential)	N1-B (neighborhood 1-B)	N1 (neighborhood 1)
I-1 (light industrial)	ML-1 (manufacturing & logistics 1)	N1 (neighborhood 1)





The subject site is denoted with a red star.



The property to the northeast along Dale Avenue is developed with single family homes.





The property to the north along Old Plank Road is developed with a mobile home park.



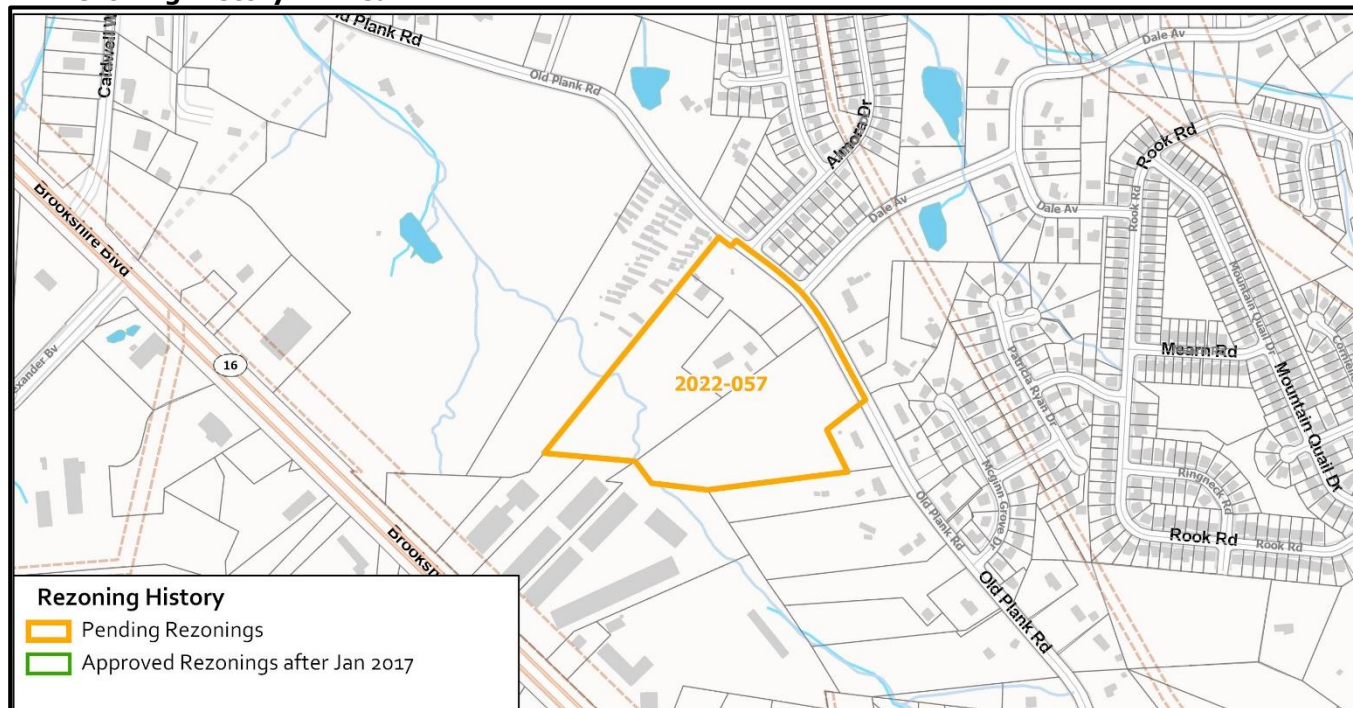
The property to the south of the site along Brookshire Boulevard is developed with a warehouse and business park.



The property to the south along Old Plank Road is developed with large lot residential.

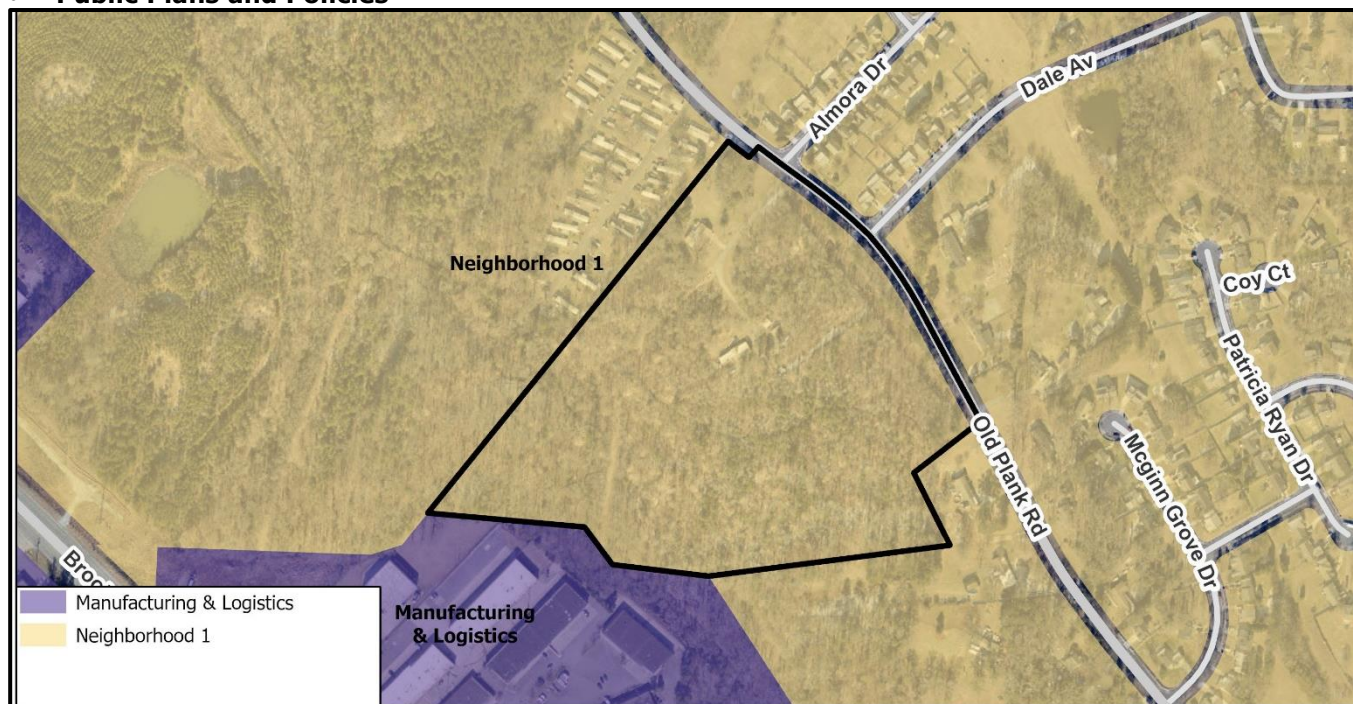


- **Rezoning History in Area**



There have been no recent rezonings in this area.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The petition is located on the south side of Old Plank Road, a City-maintained minor throughfare, near Almora Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not required for this site. CDOT has coordinated with the petitioner to provide 45.5-feet of Right-of-Way on Old Plank Road, providing an 8-foot planting strip with a 6-foot sidewalk along all public roadways, providing a left-turn lane with 100-feet of storage at site entrances A and B and providing a bike lane along the sites frontage. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to dimensioning the location of the curb and gutter, and conditional note revisions. Further details are listed below.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-3

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on 2 single family dwelling units).

Entitlement: 865 trips per day (based on 76 single family dwelling units and 24,400 square-feet of industrial uses).

Proposed Zoning: 715 trips per day (based on 100 townhouse units).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 2 students, while development allowed with the proposed zoning may produce 18 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 16 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Oakdale Elementary from 91% to 94%
    - Ranson Middle remains at 106%.
    - West Charlotte High remains at 98%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Old Plank Road and Dale Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located through the parcel. 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:** See Outstanding Issues, Note 6
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Notes 4-5

## OUTSTANDING ISSUES

### Transportation

1. Label and dimension the curb and gutter from the centerline for Old Plank Road on the site plan.
2. A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
3. Remove Transportation Note 6 or clarify the full scope of the proposed phasing, including which improvements are proposed under each phase. Streetscape improvements to Old Plank Road, and the proposed access roads need to be constructed prior to the site's first building certificate of occupancy. The installation of the left turn lanes on Old Plank Road could be phased if desired.

Environment

4. Required tree save was changed to 10% which is incorrect. Change back to the required 15%.
5. Submit a tree survey.
6. Clarify what happens if Parks & Recreation doesn't accept conveyance of the 1-acre of park land.  
Confirm land would be left undisturbed or retained as open space.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225