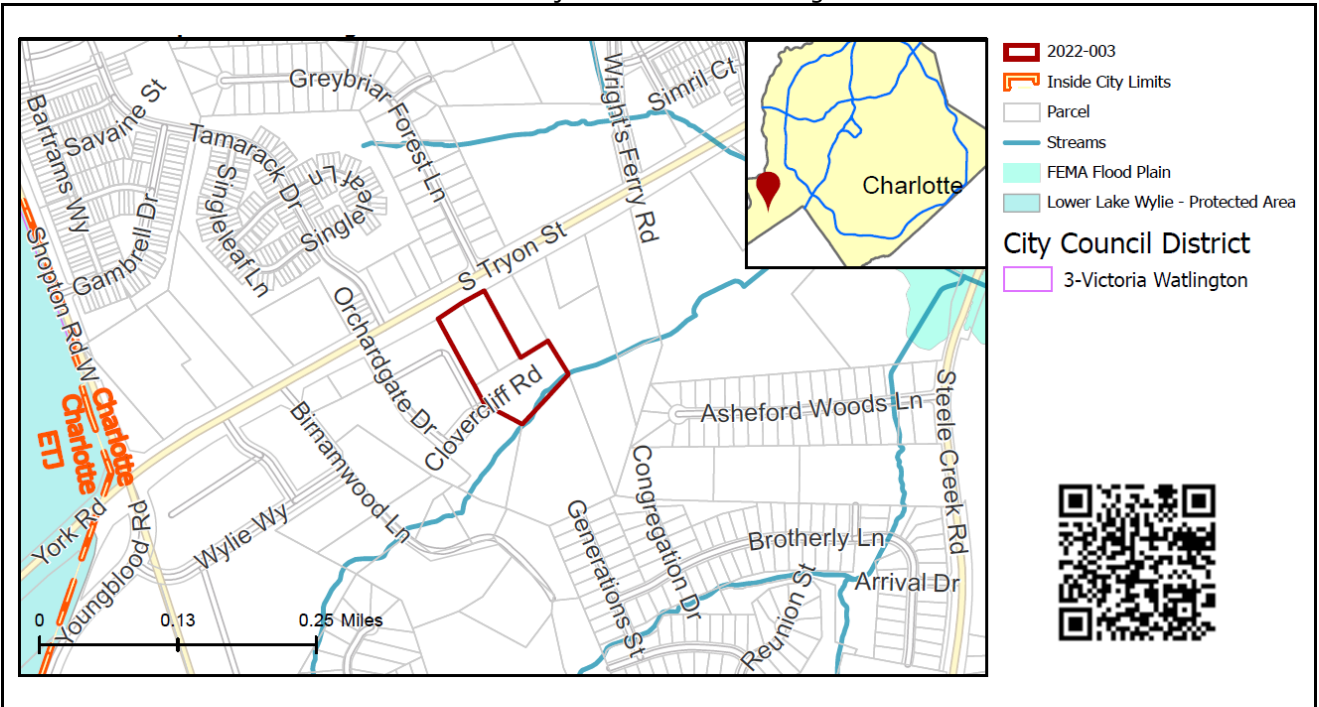


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-12MF(CD) (multifamily residential, conditional)

LOCATION

Approximately 4.39 acres located on the south side of S Tryon Street just north of Orchardgate Drive.



SUMMARY OF PETITION

The petition proposes to allow up to 29 single family attached residential dwelling units at a density of 6.61 dwelling units per acre (DUA) on a site currently occupied by two single family dwellings in the Steele Creek community.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Carolinas Properties, LLC
Joy Homes LLC
John Carmichael, Robinson Bradshaw

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2.

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition is compatible with the adjacent multifamily residential, which followed a recently approved rezoning.
- The petition is within ¼ mile of a community activity center.
- The petition would extend Clovercliff Road, creating a parallel street to S Tryon Street, which will ultimately improve mobility in the vicinity of the site.

- The petition proposes to improve the S Tryon Street streetscape with a minimum 8' planting strip and 12' multi-use path along the site's frontage.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility

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

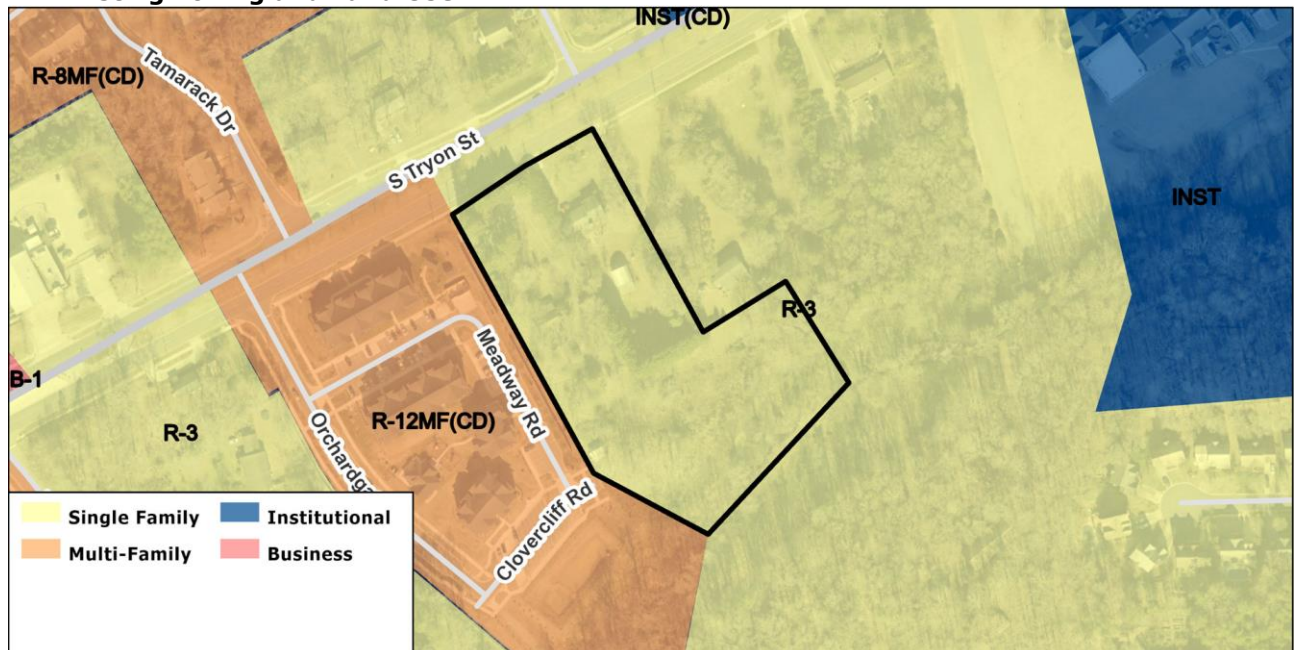
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

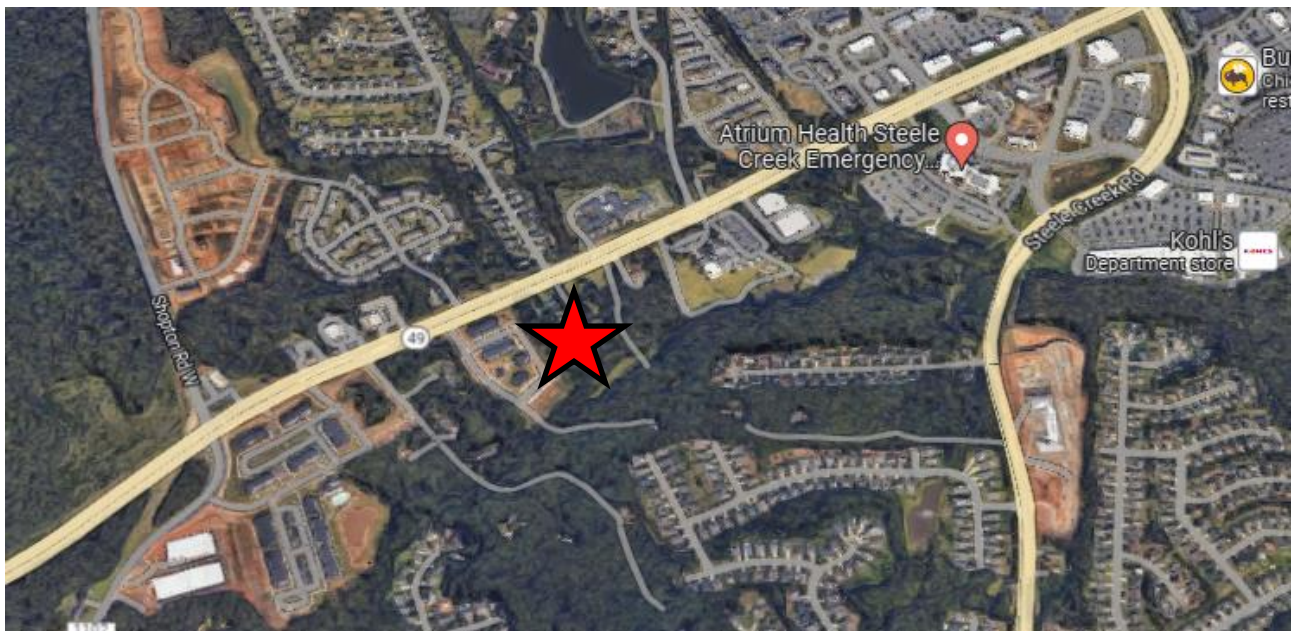
- Proposes up to 29 single family attached dwelling units at 6.61 DUA with a maximum of five units per building.
- Provides a 28' Class A buffer where adjacent to single family zoning.
- Extends Clovercliff Road through the site with 8' planting strip and 6' sidewalk on both sides of the street.
- Provides access to the single family attached dwelling units through a private alley extending from S Tryon Street to Clovercliff Road.
- Upgrades the S Tryon streetscape with a minimum 8' planting strip and 12' multi-use path.
- Prohibits the use of vinyl, EIFS, and Masonite as exterior building materials.
- Commits to porches and stoops on all corner or end units that face a public or private street.
- Provides five visitor recessed parking spaces along Clovercliff Road.

• Existing Zoning and Land Use



The site is surrounded by a mix of uses including multifamily residential, single family detached residential, and institutional.

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



The site, marked by a red star, is located along S Tryon Street in the Steele Creek community and within ¼ mile of the community activity center surrounding the intersection with Steele Creek Road.



The properties to the north of the site across S Tryon Street are developed with single family residential uses.



The properties to the east of the site along S Tryon Street are developed with a mix of uses including single family detached residential and institutional.

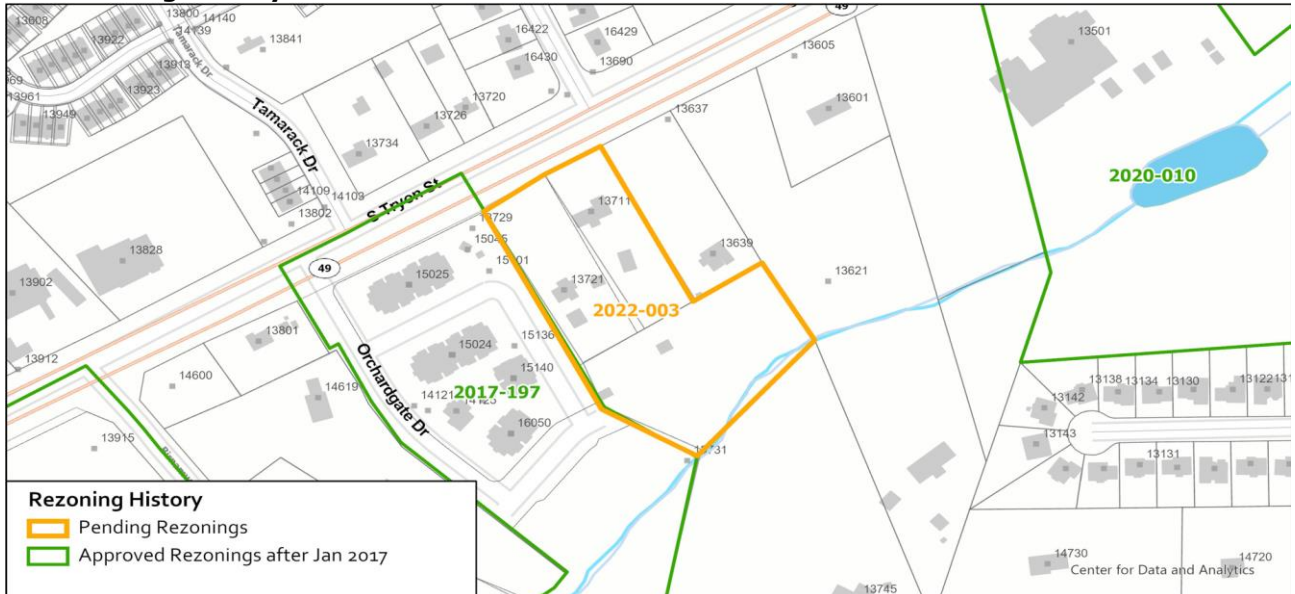


The properties to the south of the site are developed with single family detached residential uses.



The properties to the west of the site along S Tryon St are developed with multifamily residential uses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-010	Request to rezone to INST to allow all uses in the Institutional district.	Approved
2017-197	Request to rezone to R-12MF(CD) to allow the development of 72 multifamily residential units.	Approved

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- This site is located on South Tryon Street, a State-maintained major throughfare, approximately one-third of a mile northeast of Shopton Road West. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. In accordance with City Ordinances and Charlotte WALKS Council-adopted policy, the petitioner has committed to provide vehicular and pedestrian connectivity to the adjacent Rivergate Greene Subdivision. Lastly, in accordance with the Charlotte WALKS and BIKES Policies, the petitioner has committed to provide a 12-foot shared-use path along the site's frontage of Tryon Street.
- Site plan and conditional note revisions are needed, and the outstanding items include, but are not limited to, labeling and dimensioning the curb line, sidewalks, and right-of-way, and coordinating with NCDOT to provide either a 100-foot protected driveway stem along the site's South Tryon Street access point OR a 100' right turn lane along northbound South Tryon Street. Further details are listed below.
- **Active Projects:**
- N/A
- **Transportation Considerations**
 - No Outstanding Issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 20 trips per day (based on 2 single family detached dwelling units).
 - Entitlement: 155 trips per day (based on 13 single family detached dwelling units).
 - Proposed Zoning: 175 trips per day (based on 29 single family attached dwelling units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 8 students, while the development allowed under the proposed zoning may produce 4 students. Therefore, the net decrease in the number of students generated from existing zoning to proposed 4.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - River Gate Elementary at 97%
 - Southwest Middle at 133%
 - Olympic High at 130%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along S Tryon St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 21-inch gravity sewer main located along the southeast of the parcel. 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 comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUESTransportation

1. ~~Revise the site plan by labeling and dimension the existing back of curb from the existing centerline of Tryon Street.~~ **ADDRESSED**
2. ~~Revise the site plan to label and dimension this right of way from the existing centerline of South Tryon Street.~~ **ADDRESSED**
3. ~~Revise the site plan to show the 12-foot shared use path along the site's entire frontage of South Tryon Street. The current plan shows an 8-foot sidewalk.~~ **ADDRESSED**

Site and Building Design

4. ~~Extend buffer to Clovercliff Road right of way line.~~ **ADDRESSED**
5. ~~Remove note 5.D regarding private street streetscape as it is no longer relevant to the private alley.~~ **ADDRESSED**
6. ~~Label the width of the Clovercliff Road setback and confirm that it matches conditional notes.~~ **ADDRESSED**

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

Planner: Joe Mangum (704) 353-1908