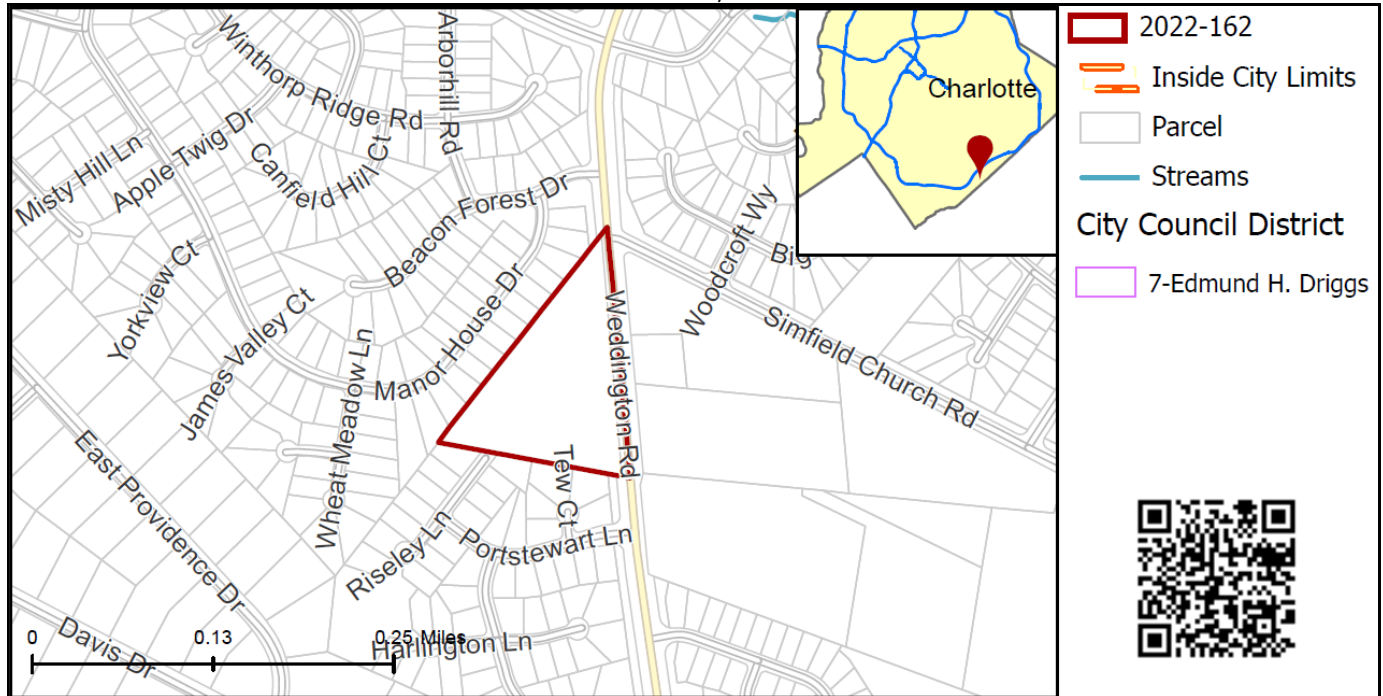


REQUEST

Current Zoning: R-12MF(CD) (multifamily residential, conditional)
Proposed Zoning: R-17MF(CD) (multifamily residential, conditional)

LOCATION

Approximately 7.23 acres located on the west side of Weddington Road, north of Walker Road, and south of McKee Road.



SUMMARY OF PETITION

The petition proposes to develop the vacant parcel with up to 96 multi-family residential dwelling units in a single building for the site located in southeast Charlotte.

PROPERTY OWNER

Weddington Road Apartments, LLC

PETITIONER

DreamKey Partners, Inc

AGENT/REPRESENTATIVE

Bridget Grant / Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 10

**STAFF
RECOMMENDATION**

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

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Neighborhood 2 place type.

Rationale for Recommendation

- The site is a vacant infill parcel on a major thoroughfare, Weddington Rd.
- The site is located approximately 1/2 mile from shopping and dining opportunities at the intersection of Weddington and McKee Roads.
- The site was previously rezoning from institutional for daycare use to R-12MF(CD) to allow multi-family development.
- The proposed zoning would increase the allowed number of units by 26 units, for a total of 96 units at a density of 13.3 units per acre.

- The petition limits the number of buildings to 1, with parking to the rear and buffers abutting single family use and zoning, similar to the previously approved zoning.
- The multifamily use provides a transition from the single family to the west and south to the institutional uses across Weddington Rd.
- The proposal would add additional housing types and options to the area.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 9: Retain Our Identity & Charm

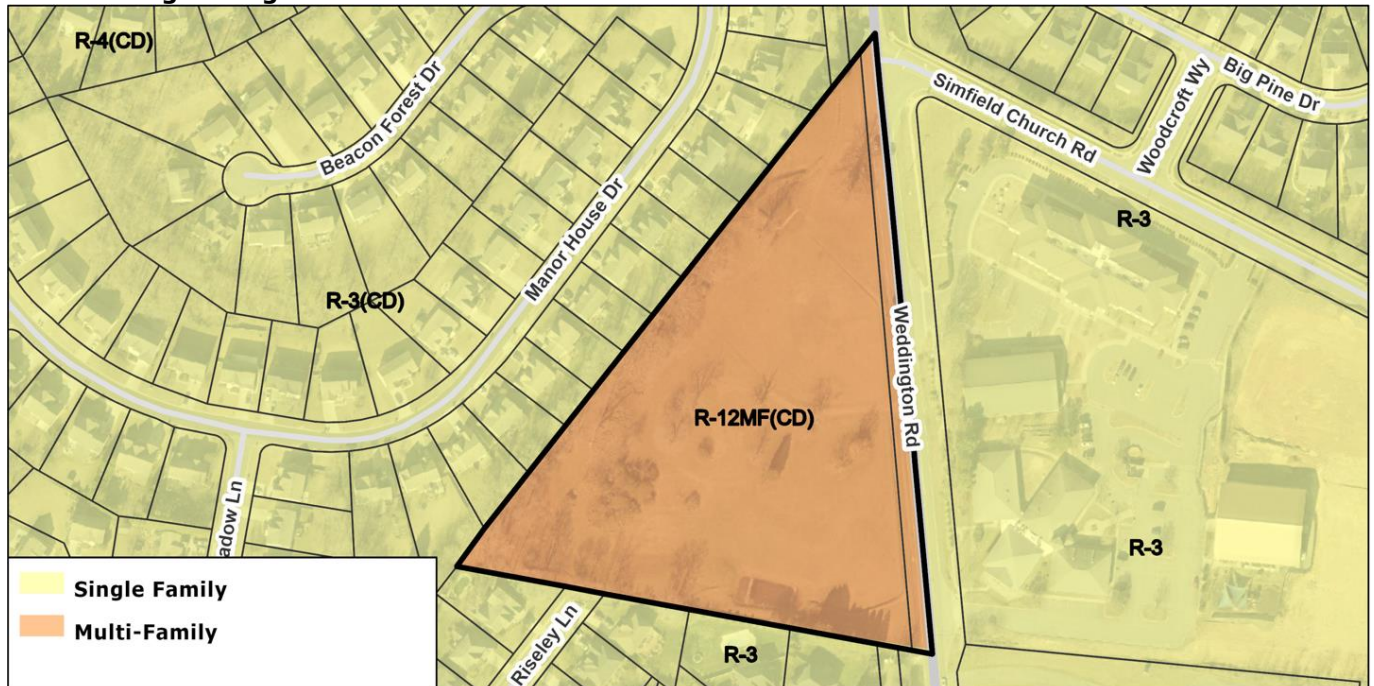
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

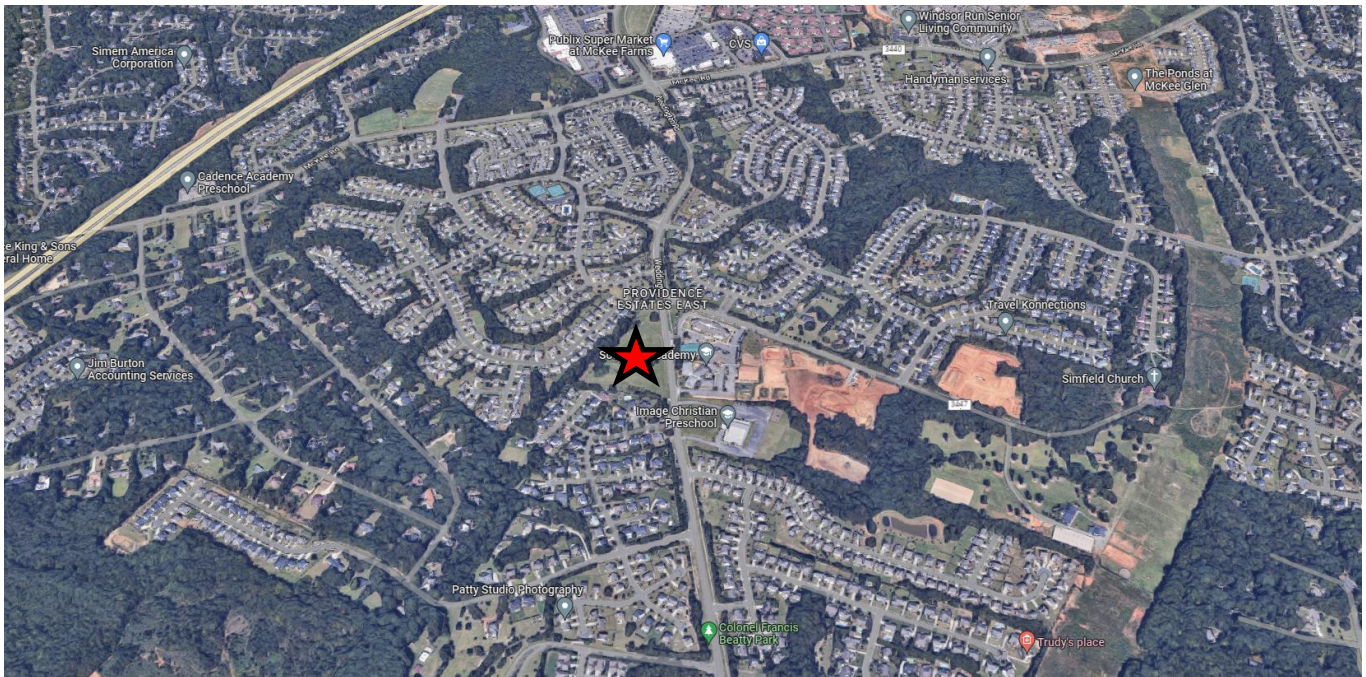
- Up to 96 multi-family dwelling units in a single building for a density of 13.3 units per acre.
- Vehicular access from Weddington Rd.
- Dedicates 50 ft of right-of-way on Weddington Rd. and constructs an 8ft planting strip and 12 multi-use path along the site frontage.
- Provides a 30 ft setback from the future right-of-way along Weddington Rd.
- Illustrates the Ordinance required 38 ft Class C buffer along the rear and side property line and notes the buffer may be reduced to 28.5 feet with if a fence is provided as allowed by the Ordinance.
- Specifies that parking will not be allowed between the building and Weddington Rd.
- Commits to a number of architectural standards related to allowed/prohibited exterior building materials, building placement, building massing and modulation, varied building facades, blank walls and roof design.

Existing Zoning



- Provide zoning overview for this site and immediate area.

Existing Zoning	Translated Zoning	Recommended Place Type
R-12MF(CD)	NA	Neighborhood 2 (N2)



The site is located in an area developed primarily with single family subdivisions. There are institutional uses east of the site across Weddington Rd. and commercial uses are located about ½ of a mile north at the intersection of Weddington and McKee Roads.



The site is vacant.



North and west of the site are single family detached homes along Manor House Dr.

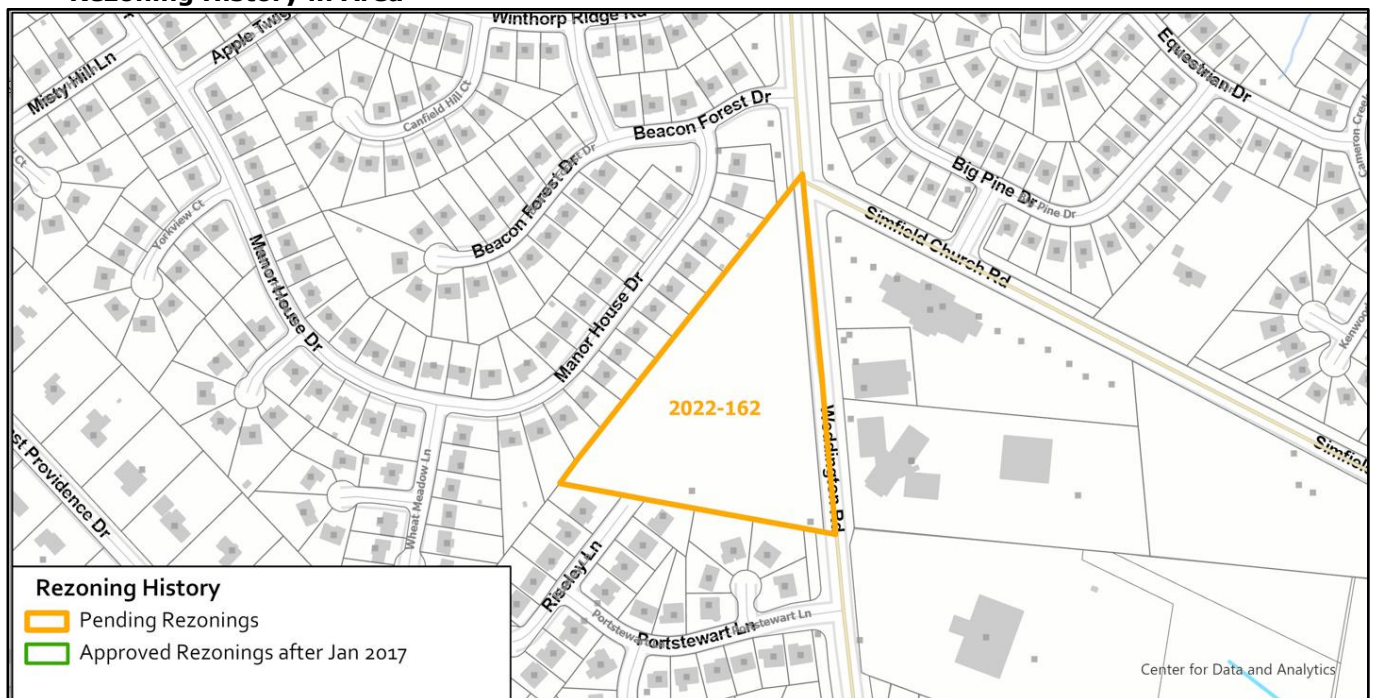


East of the site, across Weddington Rd. are several institutional uses.



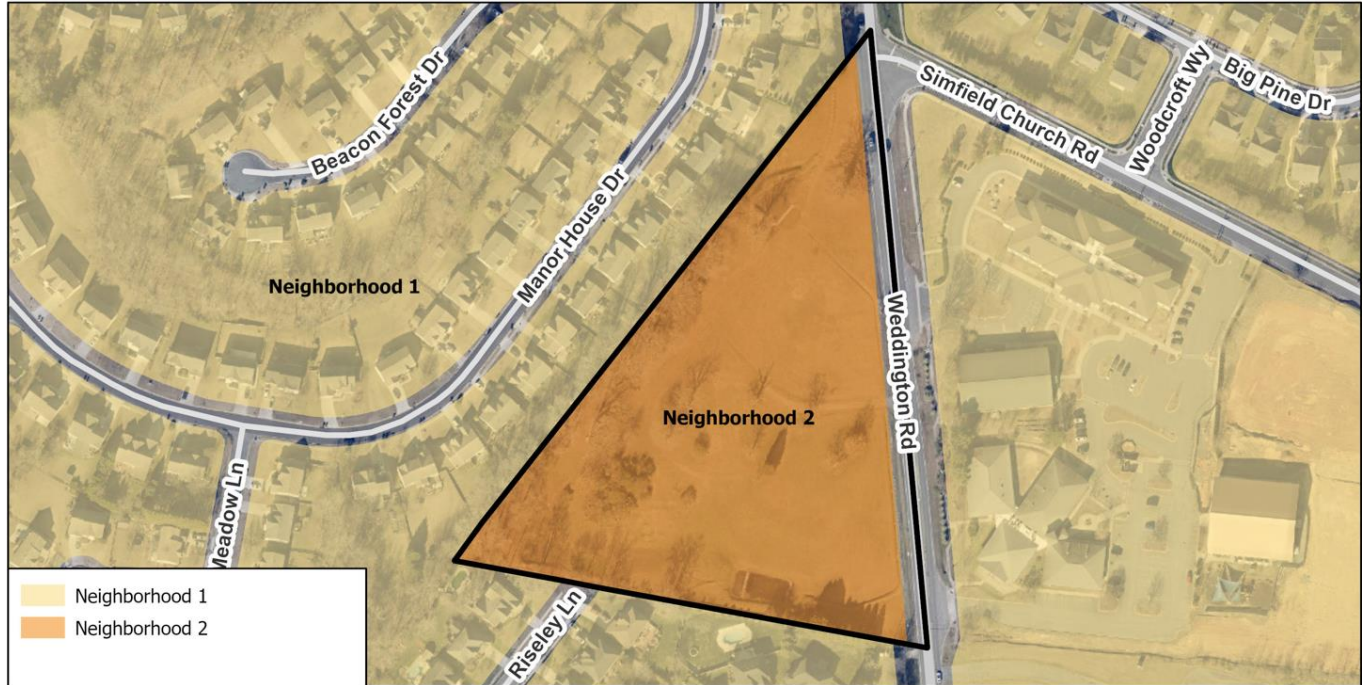
South of the site are single family detached homes along Riseley Lane and Tew Ct.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2013-095	Previous rezoning of the site from INST(CD) to R-12MF(CD) to allow up to 70 multi-family dwelling units.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 2 (N2) place type.

- **TRANSPORTATION SUMMARY**

- The site is located on the west side of Weddington Road, a State-maintained major throughfare south of Simfield Church Road, a State-maintained minor collector. A Traffic Impact Study (TIS) is not needed for this. The petitioner has committed to installing turn lanes at the site access, constructing a 12-foot Multi-Use Path on the south side of the site access, and dimensioning the Right-of-Way. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to, labeling and dimensioning the curb and gutter from the centerline of Weddington Road, illustrating turn lane improvements, and depicting, labeling, and dimensioning the proposed multi-use path. Further details are listed below.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - See Requested Technical Revisions, Notes 3-5
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 290 trips per day (based on 70 multi-family units in R-12MF zoning).

Proposed Zoning: 415 trips per day (based on 96 multi-family units in R-17MF(CD) zoning).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 24 students, while development allowed with the proposed zoning may produce 31 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 7 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - McKee Road Elementary from 100% to 103%
 - Jay M. Robinson Middle at 126%
 - Providence High at 110%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Weddington Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Weddington Rd. 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 outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Notes 1 and 2.

OUTSTANDING ISSUES

Environment

1. Amend the Tree Save calculations, tree save area is 15% of the gross site area. (1.08 acres). **Not addressed**
2. Amend the site plan to show at least 15% of the site area as possible tree save area. **Not addressed**

REQUESTED TECHNICAL REVISIONS

Transportation

3. Label and dimension the future curb and gutter from the centerline. The curb and gutter is located 30 ft from the centerline of the roadway. **Not addressed**
4. Revise the plan to illustrate the 12 ft multi-use path on the site along the entirety of Weddington Rd. frontage. Label and dimension the planting strip and multi-use path as dimensioned from the future back of curb. Planting strip along frontage of Weddington Road should be shown as 8 feet. Any changes to location of streetscape elements necessitated because of the right turn lane should be located and dimensioned from the **future** back of curb. **Not addressed**
5. Depict turn lane improvements on the site plan and include any changes to location of streetscape elements as a result of the turn lane. **Not addressed**

Site and Building Design

6. ~~Amend the number of units in the density calculation to match the number of units proposed (96).~~
Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: John Kinley (704) 336-8311