

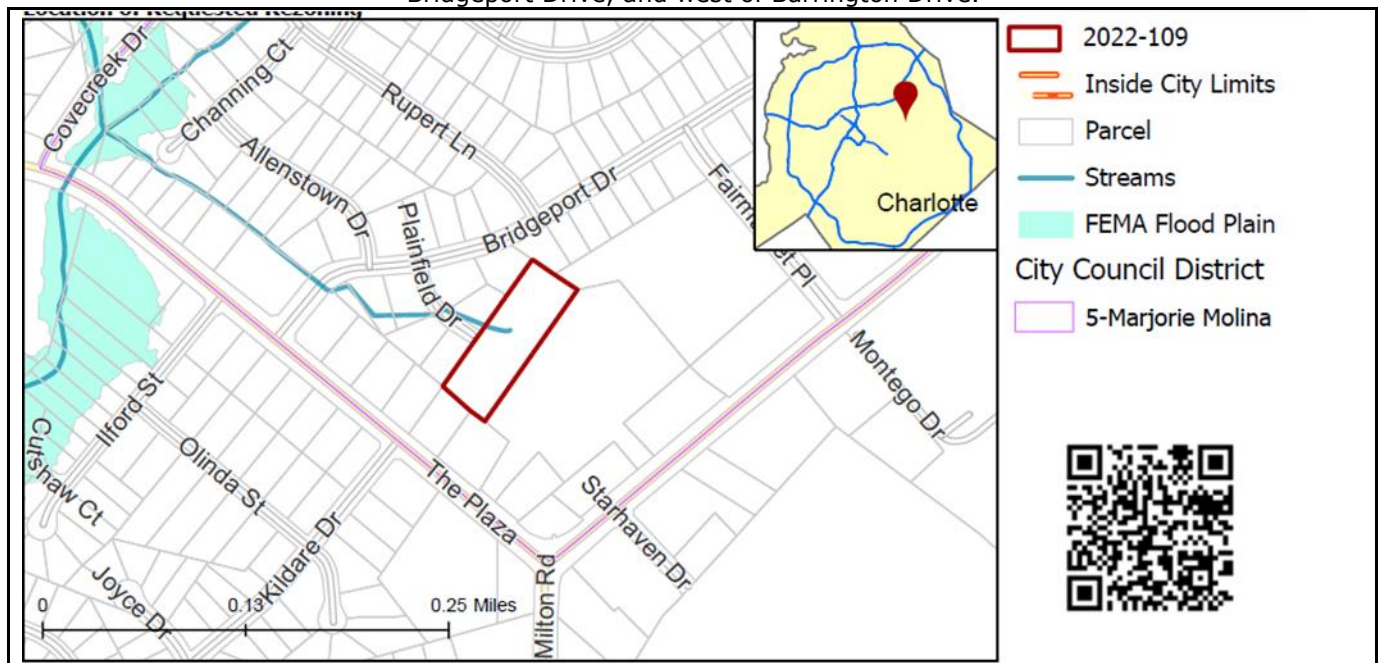
## REQUEST

Current Zoning: R-4 (single family residential) and B-1 (neighborhood business)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

## LOCATION

Approximately 2.09 acres located on the northeast side of The Plaza, south of Bridgeport Drive, and west of Barrington Drive.



## SUMMARY OF PETITION

The petition proposes to allow an infill residential development with 30 single family attached (townhome) units on vacant land north of the intersection of The Plaza and Milton Road.

## PROPERTY OWNER

Epic Realty Solutions LLC

## PETITIONER

Urban Trends Real Estate, Inc.

## AGENT/REPRESENTATIVE

Matt Langston – Landworks Design Group, PA

## COMMUNITY MEETING

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

## STAFF RECOMMENDATION

Staff does not recommend approval of this petition in its current form.

### Plan Consistency

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

### Rationale for Recommendation

- The units proposed north of Plainfield Dr. do not provide adequate separation from the adjacent commercial use loading areas, and dumpsters.
- While inconsistent with the 2040 Policy Map recommendation for density, the petition for single family townhomes are an appropriate transition between adjacent single family, multi-family, and retail uses.
- Neighborhood 2 at this site helps to achieve the Place Type goal of providing a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.

- The petition commits to enhancement of the pedestrian environment via an eight-foot planting strip and eight-foot sidewalk on the south side of the Plainfield Drive extension and along a portion of the north side of the proposed street.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 9: Retain Our Identity & Charm

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

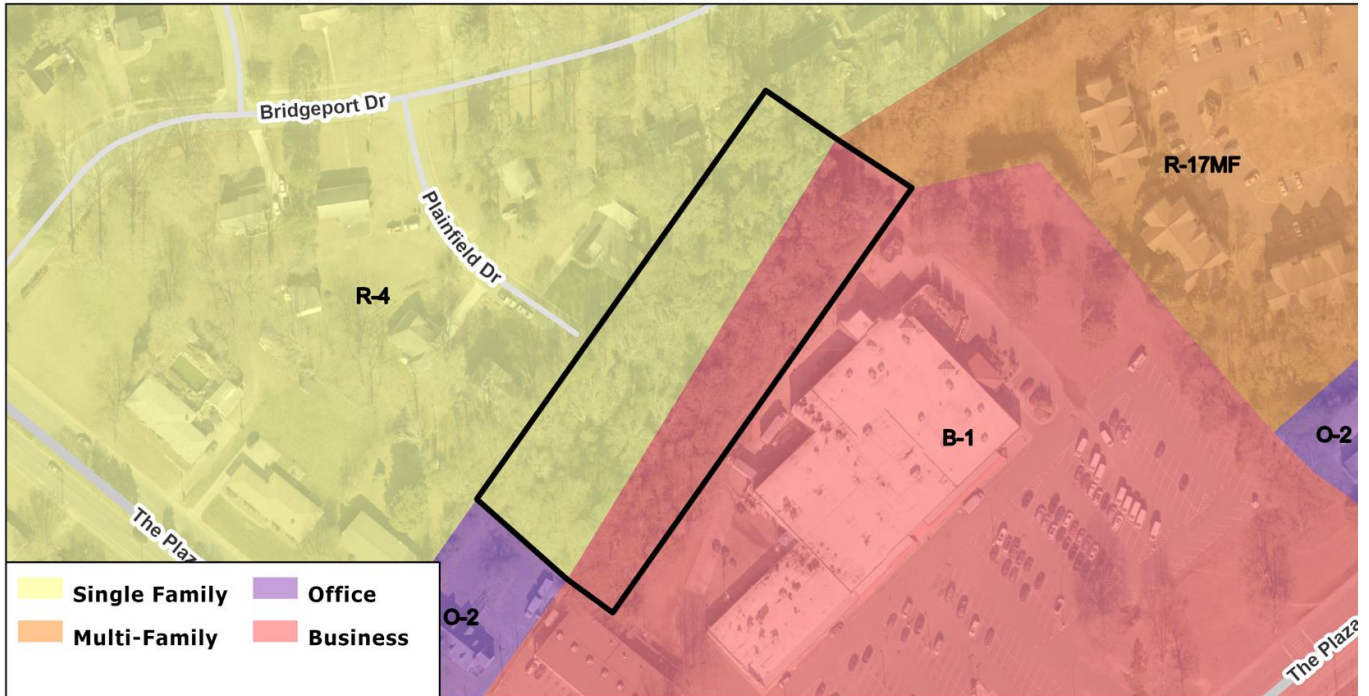
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

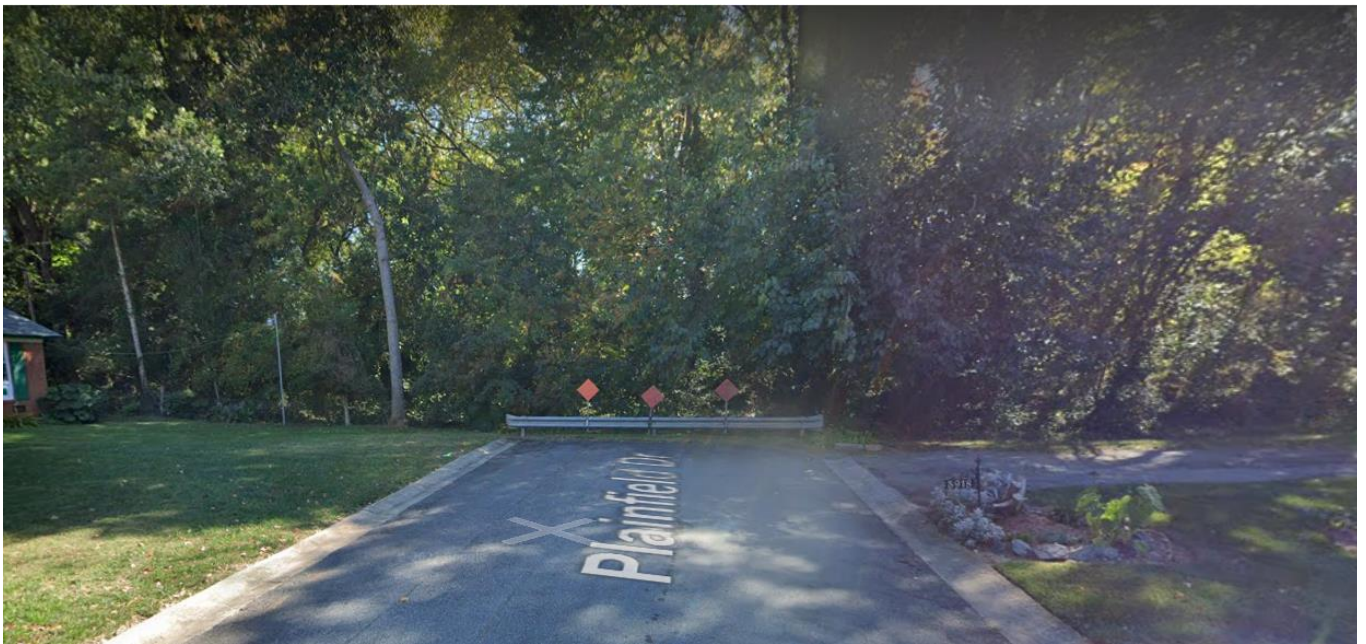
- Up to 30 townhomes at a density of 14.30 units per acre.
- Limits building height to 45 feet.
- Extends Plainfield Drive and creates internal network of alleyways for access to proposed units along with guest parking.
- Provides eight-foot planting strip and eight-foot sidewalk on the south side of the Plainfield Drive extension and along a portion of the north side of the proposed street.
- Proposes the following combination of building materials: brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (HardiPlank), EIFS, decorative block, vinyl, wood and/or other materials approved by the Planning Director.
- Concrete masonry units not architecturally finished is prohibited as an exterior building material.
- Limits the maximum blank building wall expanse to 10 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- Illustrates proposed buffers with fences adjacent single family residential uses and/or zoning. Identifies supplemental evergreen landscaping
- Illustrates possible tree save areas and post construction buffer.

- Existing Zoning



- The rezoning site is currently vacant and surrounded by single family neighborhoods, multi-family communities, office, personal services, and retail uses zoned R-4, R-17MF, O-2, and B-1.

Existing Zoning	Translated Zoning	Recommended Place Type
R-4 (single family residential)	N1-B (neighborhood 1)	N1 (neighborhood 1)
B-1 (neighborhood business)	CG (general commercial)	N1 (neighborhood 1)

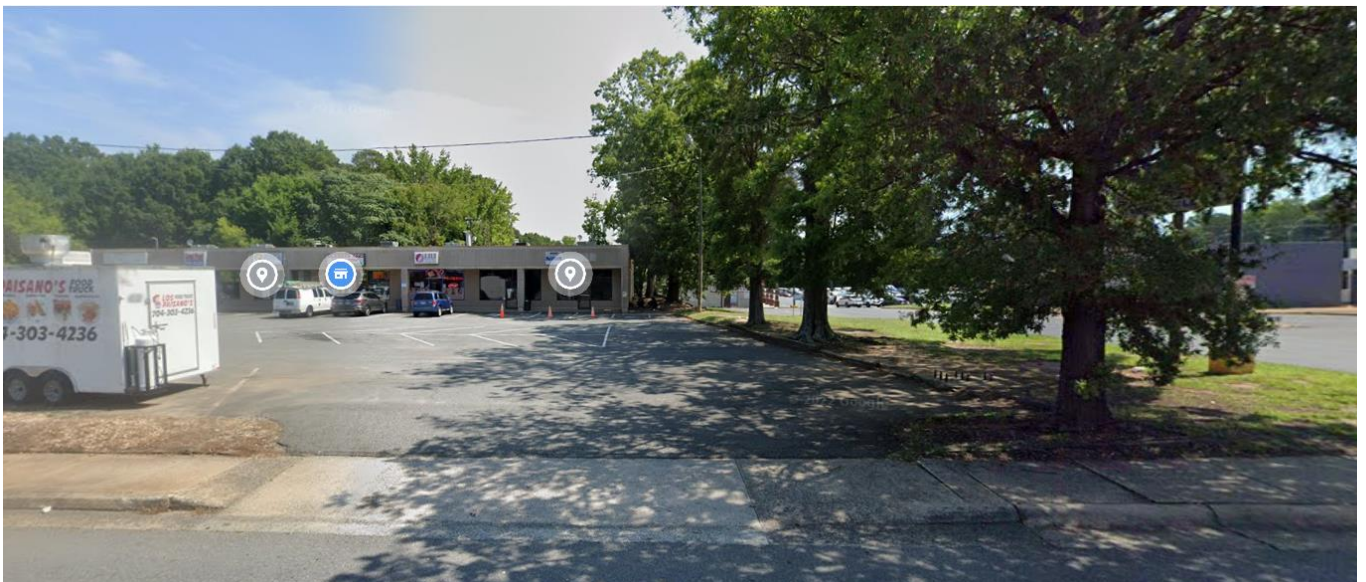


The site is currently vacant.





North are single family homes (above) and apartments (below).



East are retail uses.





South are retail uses.



West are single family homes (above and below)

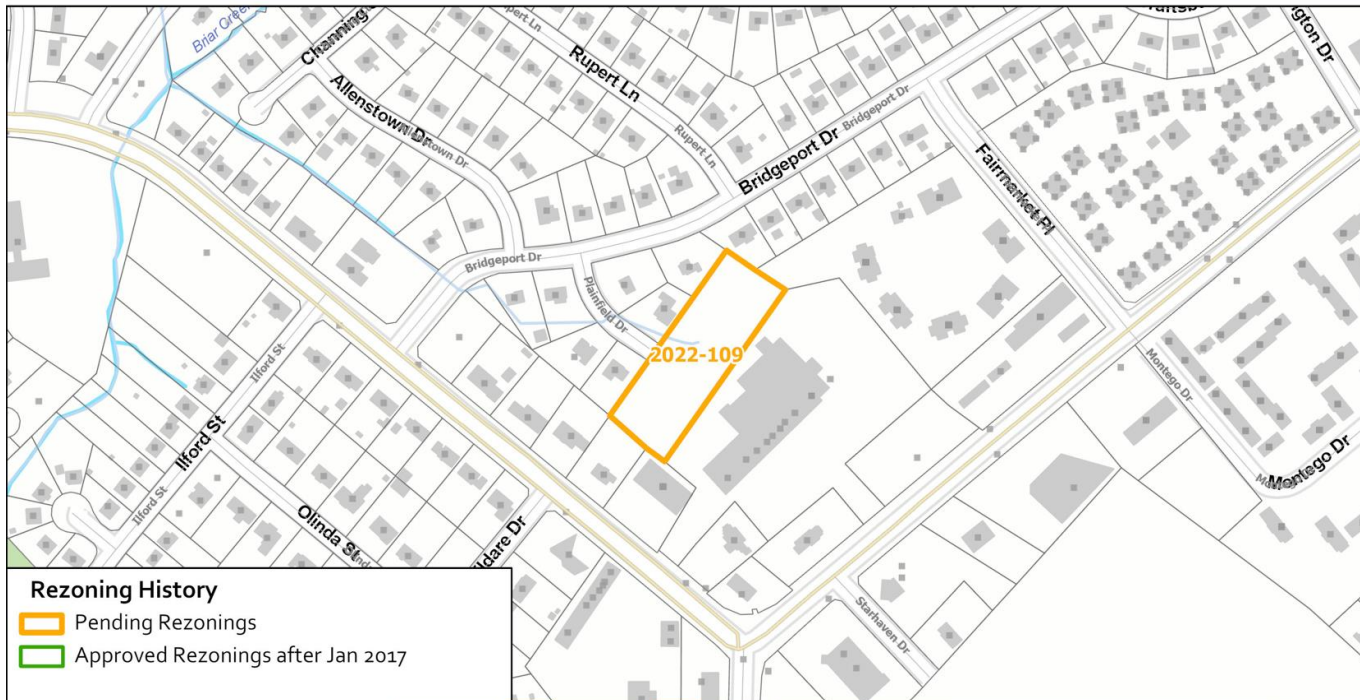






The rezoning site (denoted by purple star) is surrounded by residential and retail uses.

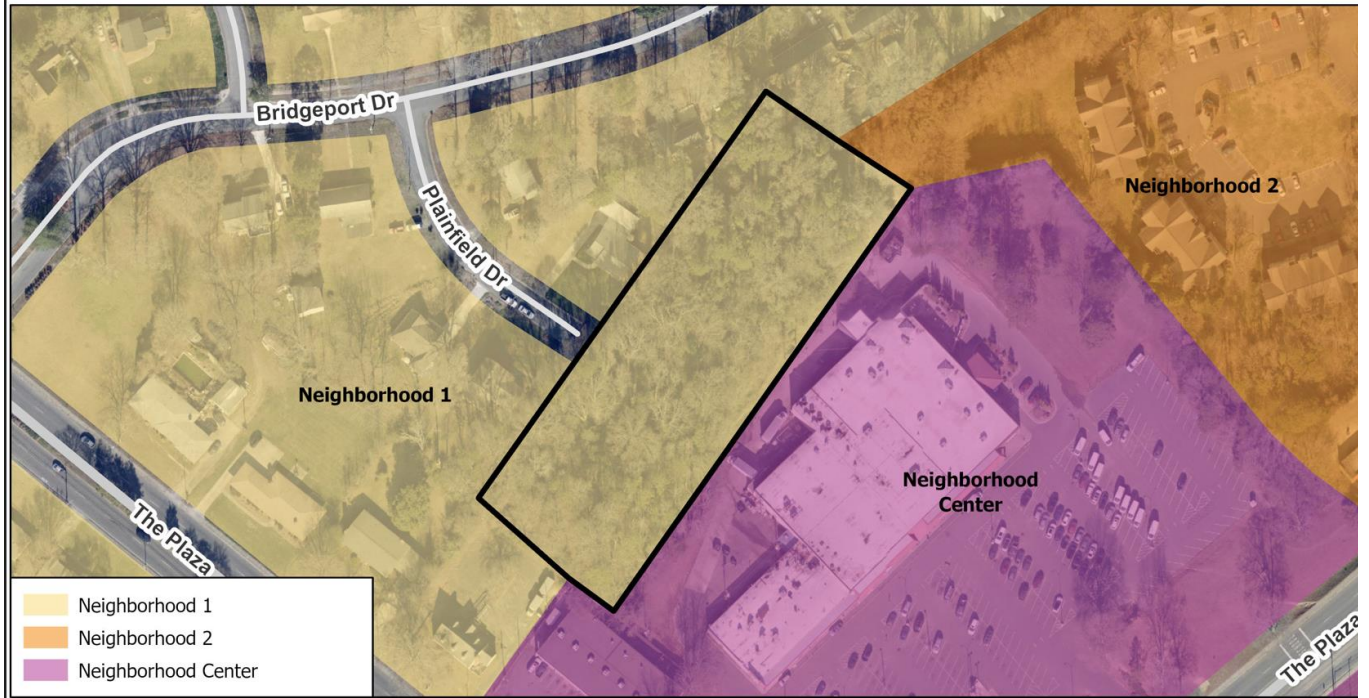
#### • Rezoning History in Area



Petition Number	Summary of Petition	Status
	There have been no recent rezonings in the immediate area.	



- **Public Plans and Policies**



- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site petition is located at the end of Plainfield Drive, a City-maintained local street south of Bridgeport Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to constructing 8-foot planting strip and 8-foot sidewalk on both sides of public road and designing the end of Plainfield Drive as a street stub.
- **Active Projects:**
  - There are no active projects in the vicinity of this project.
- **Transportation Considerations**
  - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
  - Current Zoning:
  - Existing Use: 0 trips per day (based on vacant land).
  - Entitlement: 660 trips per day (based on 9,200 sq ft retail; 4 single family dwelling units).
  - Proposed Zoning: 180 trips per day (based on 30 single family attached dwelling units).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg School s:** Development allowed with the existing zoning could generate 8 students, while the development allowed with the proposed zoning may produce 5 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Briarwood Elementary from 139% to 140%
    - Martin Luther King, Jr. Middle remains at 101%
    - Garinger High remains at 115%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located in Plainfield Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing 8-inch gravity sewer main within the rezoning boundary. 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:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 2.

## OUTSTANDING ISSUES

### Transportation

1. The proposed dwelling units exceeds 12 per acre. Per Chapter 20 Subdivision ordinance, site plan and conditional note(s) revisions are needed to commit to construct an 8-foot planting strip, and 8-foot sidewalk along all public roads. The wider sidewalk also meets the Charlotte WALKS Policy. Reference (CLDSM standard detail U-02) for residential medium street typical. Petitioner should add conditional note stating commitment of 8' planting strip and 8' sidewalk along both sides of all public roads. Reference (CLDSM standard detail U-02) for residential medium street typical section.

### Environment

2. Ensure that tree save meets proper standards. Protected tree save should be roughly 30 feet wide.

### Site and Building Design

3. If building height exceeds 40 feet, then the setback, side and side yards must be increased per the zoning ordinance.
4. Show and label side and rear yards based on building orientation.
5. Show and label setback along northeast side of public street.
6. Note F.A.R. on site plan.
7. Clearly label and dimension all buffers (including to what standard) on the site plan. Ensure buffer widths are consistent on both site plan sheets.
8. Please clarify what type of vegetation is proposed for the five-foot buffer, as noted in Note V.1.
9. Please clarify what type of vegetation is proposed for the ten foot buffer adjacent to single-family uses.
10. Confirm if proposed screen fencing can be placed in the right-of-way.
11. Commit to streetscape requirements (eight-foot sidewalk and eight-foot planting strip) in the development notes.
12. Please note minimum building separation is 10 feet.

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

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