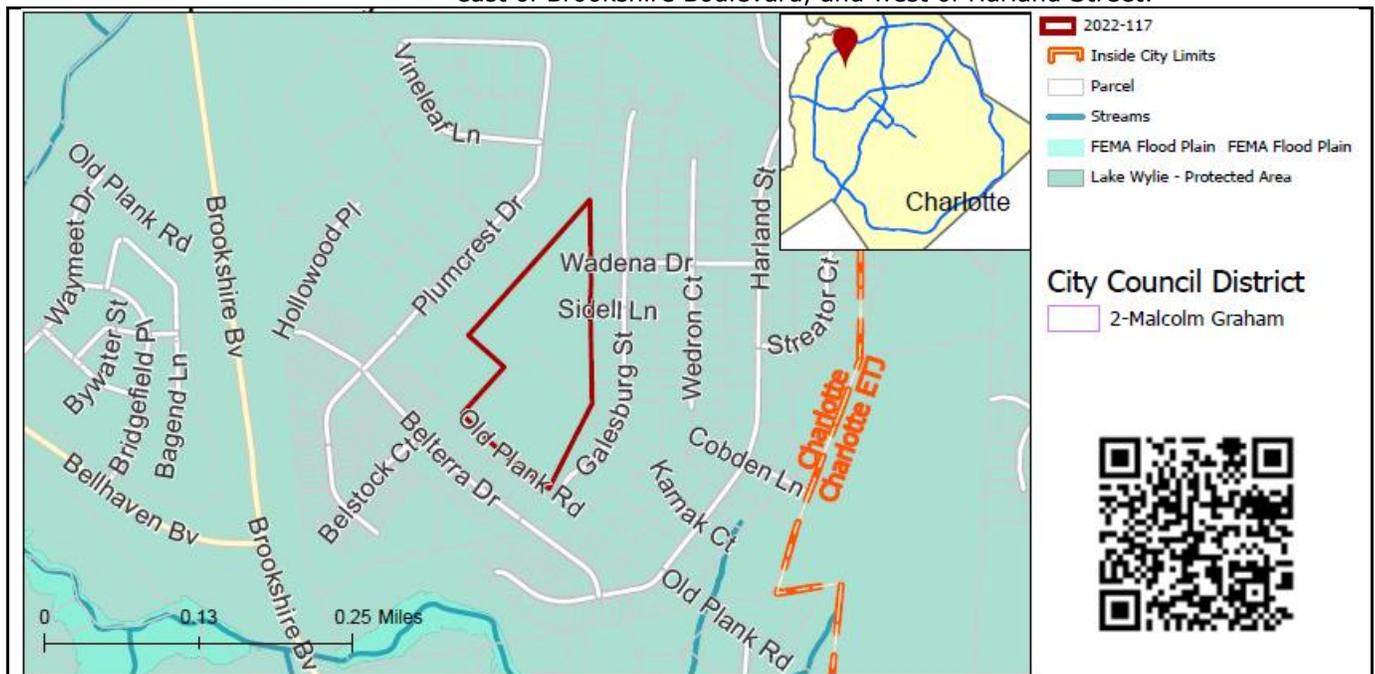


REQUEST

Current Zoning: R-3 LWPA (single family residential, Lake Wylie Protected Area)
Proposed Zoning: R-8MF(CD) LWPA (multi-family residential, conditional; Lake Wylie Protected Area)

LOCATION

Approximately 9.16 acres located on the northeast side of Old Plank Road, east of Brookshire Boulevard, and west of Harland Street.



SUMMARY OF PETITION

The petition proposes the redevelopment of two parcels with 54 townhomes. Currently, the site is largely vacant with one existing single family home.

PROPERTY OWNER

Joyce P. and Leroy Watkins

PETITIONER

Mungo Homes

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 12

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- Located along the northeast side of Old Plank Road, just east of state-maintained Brookshire Boulevard, this site is suitable for an infill development project that is considerate of the single family character in the area but that also allows for greater utilization of the land.
- The petition proposes up to 54 townhome units on a 9.13-acre site, equating to a little under 6 dwelling units per acre. The petition would allow for a moderate increase in density and flexibility in building forms over the existing zoning in a development style comparable to the subdivision under construction adjacent to the site along the southwest side of Old Plank Road.

- A Class C buffer is proposed along all boundaries of the rezoning area that are against existing single family homes. The buffer is 50' in width but may be reduced by 25% to 37.5' in width with the installation of a fence.
- The application of the Neighborhood 2 Place Type is appropriate for this site given the adjacent Neighborhood 1 and Neighborhood Center Place Types and the general infill development trends in the immediate area to slightly denser residential neighborhoods that are compatible with the existing single family developments.
- The petition would improve the current vehicular and pedestrian infrastructure with the construction of sidewalks and planting strips along all public streets, the installation of a 5' bike lane along Old Plank Road, and the completion and connection of Sidell Lane to the site.
- 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

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.

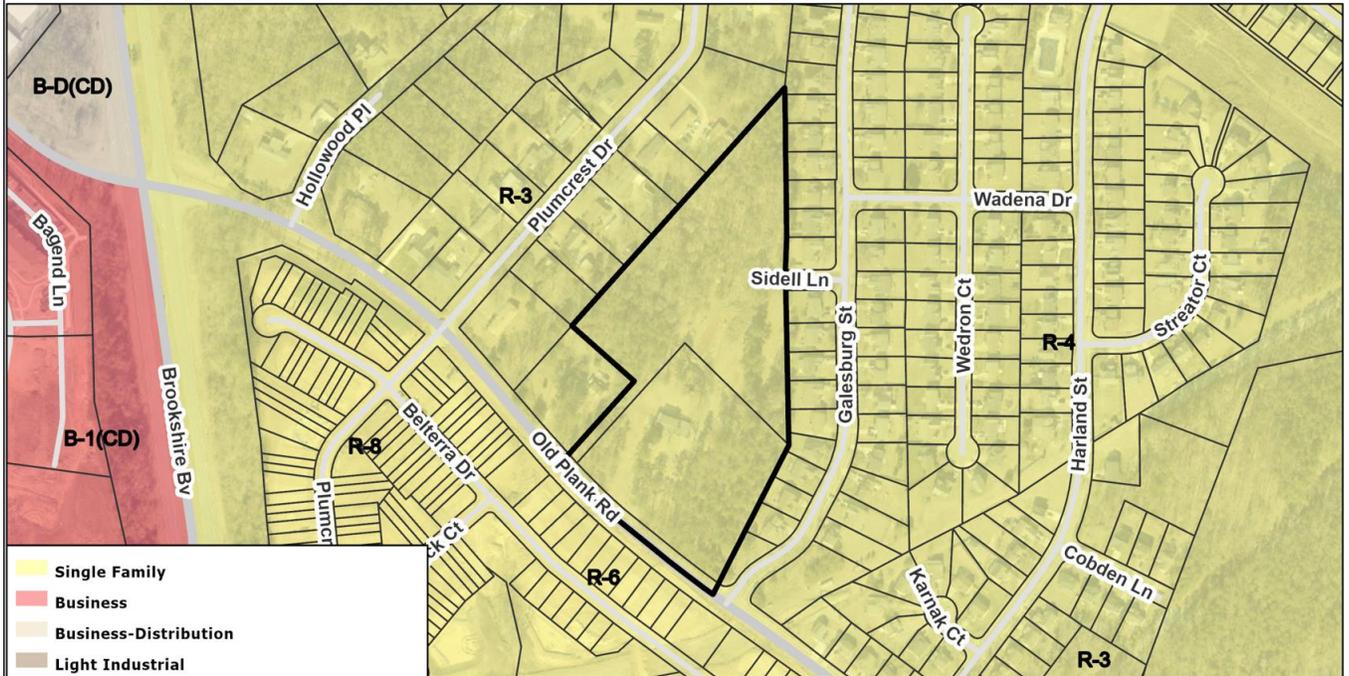
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

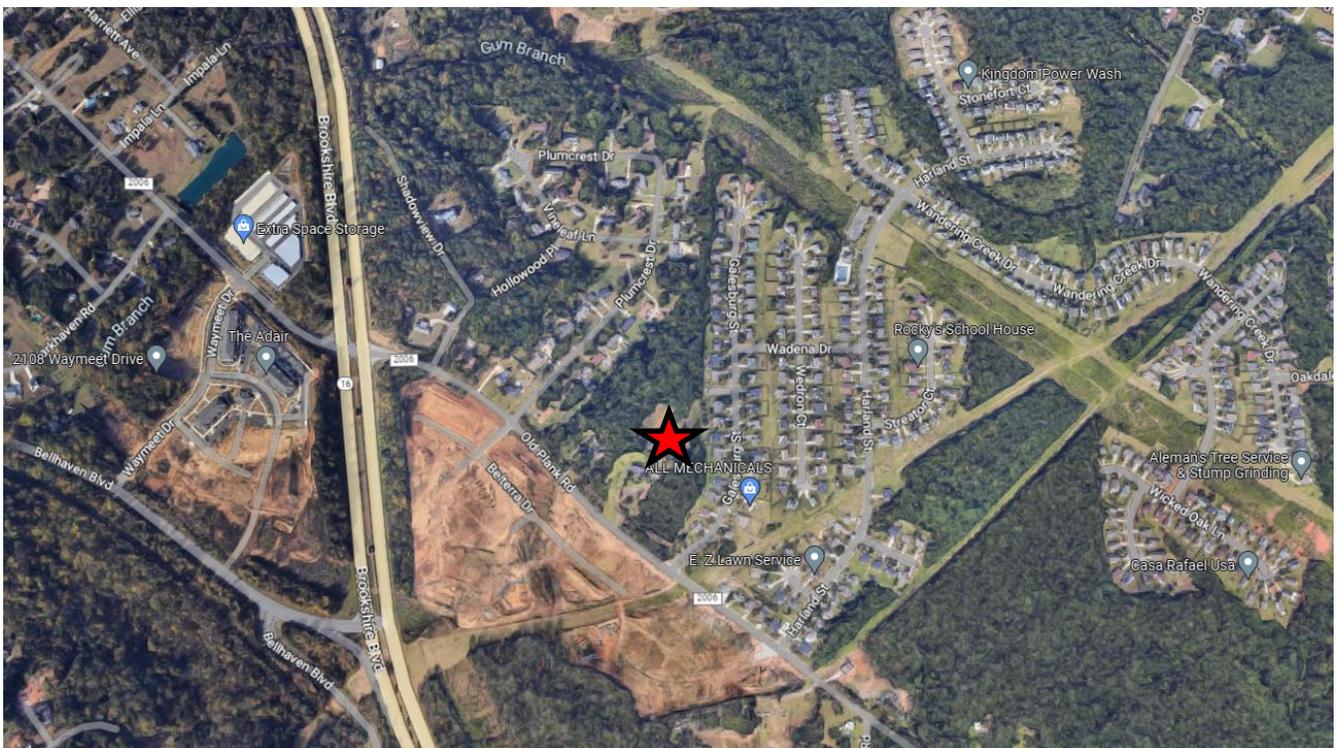
- Proposes up to 54 townhome units in no more than 14 principal structures. No more than 4 buildings may have a maximum of 5 units per building, and all other buildings must have 4 units or fewer per building.
- Provides a 30' setback as measured along the future right-of-way of Old Plank Road and 15' setbacks from the proposed internal public streets.
- Commits to a minimum of 400 square feet of private open space per subplot. Common open space may also be provided and may include amenities such as a dog park, seating, and a gazebo.
- Provides access to the site via a connection to the existing Sidell Lane as well as access off Old Plank Road. The petitioner will complete the connection to Sidell Lane.
- Commits to install a 5' bike lane along Old Plank Road.
- Will construct an 8' planting strip and 6' sidewalk along all public streets.
- Commits to provide 108 parking spaces via ~~2-car~~ garages and driveways for every unit.
- Provides a 50' Class C buffer that may be reduced by 25% to 37.5' with a fence around the entirety of the rezoning boundary aside from the frontage along Old Plank Road.
- Provides a frontage buffer along Old Plank Road by utilizing existing trees and supplementing with new vegetation.
- 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, screened meter banks, enclosed dumpster and recycling area, pitched roofs, garage door treatments, and covered front porches and stoops.
- Dedicates 15% of the site for tree save.
- Commits to analyze the adequacy of the existing storm water conveyance on the adjoining parcels to Sampson Street where there is storm water discharge. If the existing conveyance is inadequate, the petitioner shall make a good faith effort with the property owners to improve the conveyance or mitigate discharge.
- The petitioner shall analyze the adequacy of the existing conveyance from the proposed SCM discharge to the free release on the south side of Old Plank Road. If the existing conveyance is inadequate, the petitioner shall make a good faith effort with the property owners to improve the conveyance or mitigate discharge.

• **Existing Zoning**



- The site is currently zoned R-3 and is in an area with R-3, R-4, R-6, R-8, B-1(CD), and B-D(CD) zoning.

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



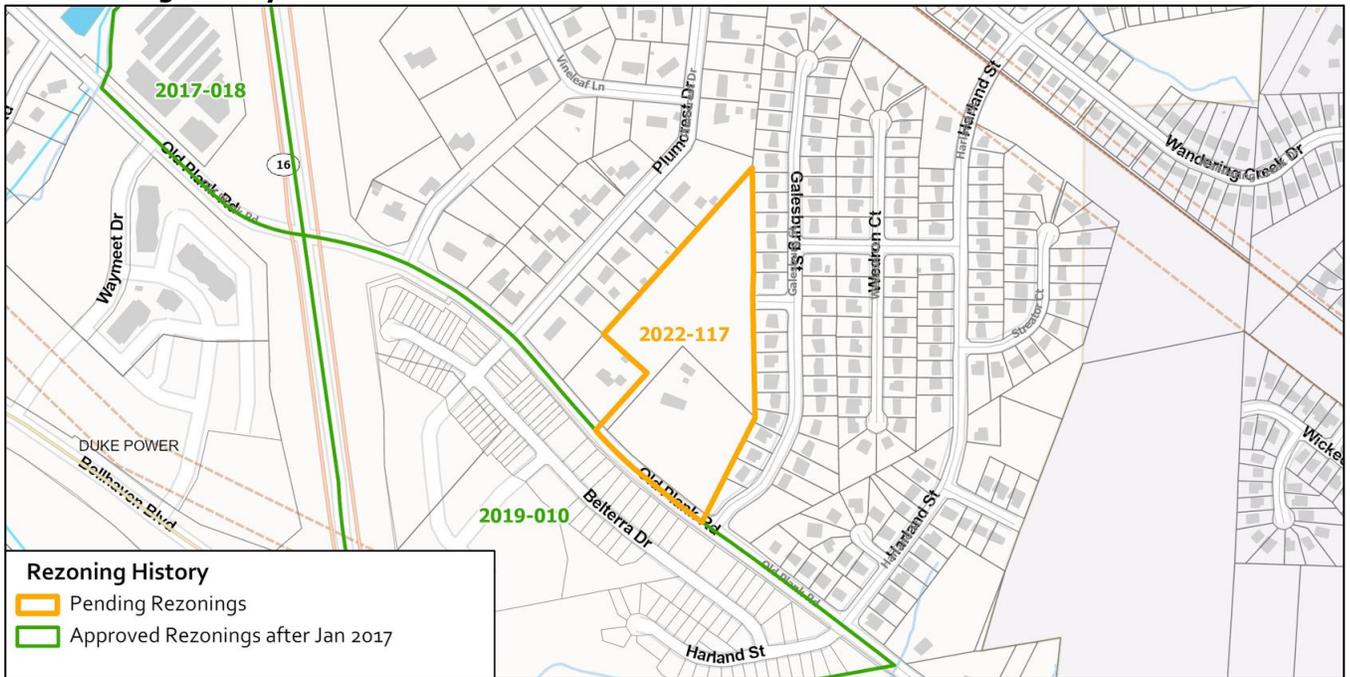
- The subject site is denoted with a red star and is in an area with single family residential (detached and attached), open space, and commercial uses with a number of vacant lots throughout.



- Directly north, east, and west of the site are single family residential neighborhoods.

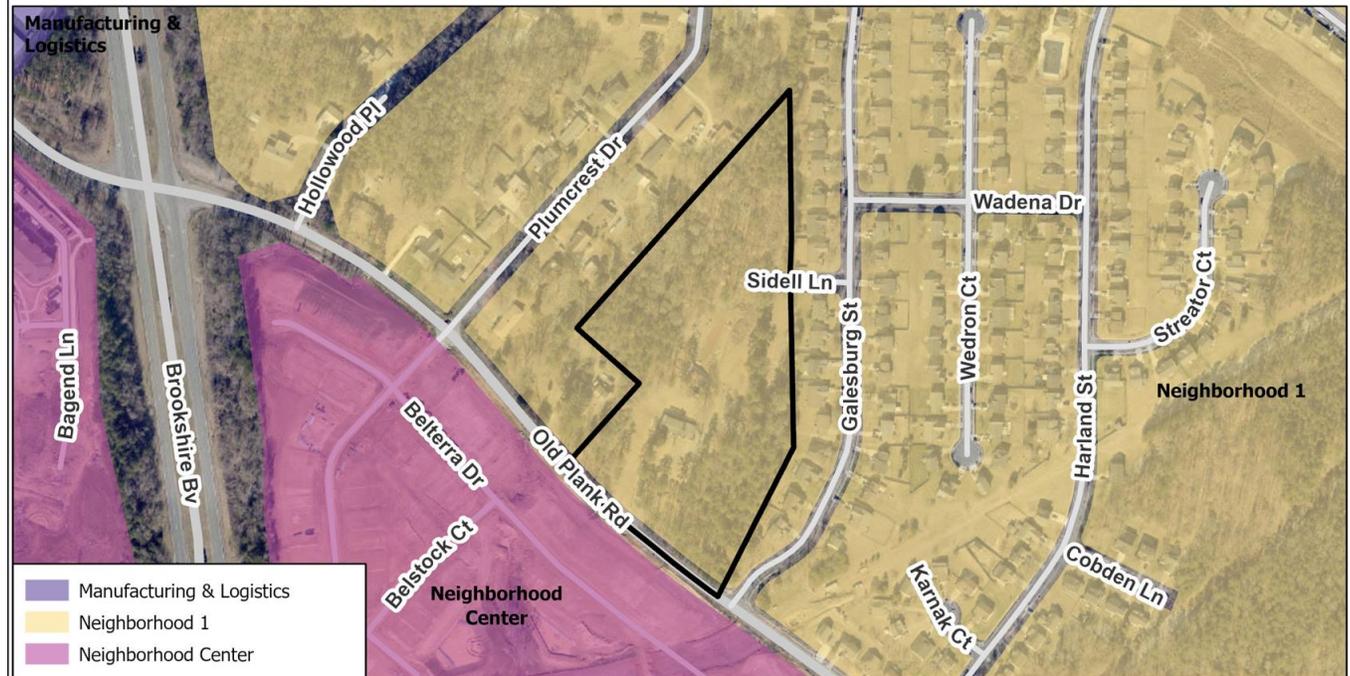


- The area south of the site was rezoned as petition 2019-010 and is developing a mix of single family detached and attached units.
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-018	Rezoned 5.96 acres from R-3 and O-1(CD) to B-D(CD).	Approved
2019-010	Rezoned 33.48 acres from R-3 and I-1 to R-6 and R-8.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located on the east side of Old Plank Road, a City-maintained minor-throughfare south of Plumcrest Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. Site plan and/or revised conditional notes are needed related to SUE distance behind sidewalk.

• **Active Projects:**

- There are no active projects near the site.

• **Transportation Considerations**

- See Outstanding Issues, Note 1.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 existing home).

Entitlement: 305 trips per day (based on 27 homes).

Proposed Zoning: 365 trips per day (based on 54 townhomes).

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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 14 students, while development allowed with the proposed zoning may produce 10 students. Therefore, there is no net increase in the possible number of students generated from existing zoning to proposed zoning.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Mountain Island Lake Academy (Pre-K – 8th) from 134% to 136%
 - West Mecklenburg High at 78%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Old Plank Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Old Plank Road. No outstanding issues.
- **Erosion Control:** No comments submitted.

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- **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:** No outstanding issues.
 - **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Add a conditional note specifying "the petitioner shall dedicate and convey in fee simple all rights of to the City before the site's first building certificate of occupancy is issued. CDOT requests rights of way set at 2' behind back of sidewalk where feasible." Where ROW is not placed 2' behind sidewalk, a 2' sidewalk utility easement shall be required.~~ **Addressed**

Environment

2. ~~Provide frontage buffer along Old Plank Road with the existing trees.~~ **Addressed**

REQUESTED TECHNICAL REVISIONS

Site and Building Design

3. ~~On Sheet 2 move the open space notes to section 4. Provide detail that the minimum open space requirements are being met via private open space (as shown on site plan). And clarify if common open space is also being provided and what amenities if any may be located within the common open space.~~ **Addressed**
4. ~~Clarify on Sheet 2 that the 108 parking spaces are being provided through the 2-car garages on each unit.~~ **Addressed on Sheet 1**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902