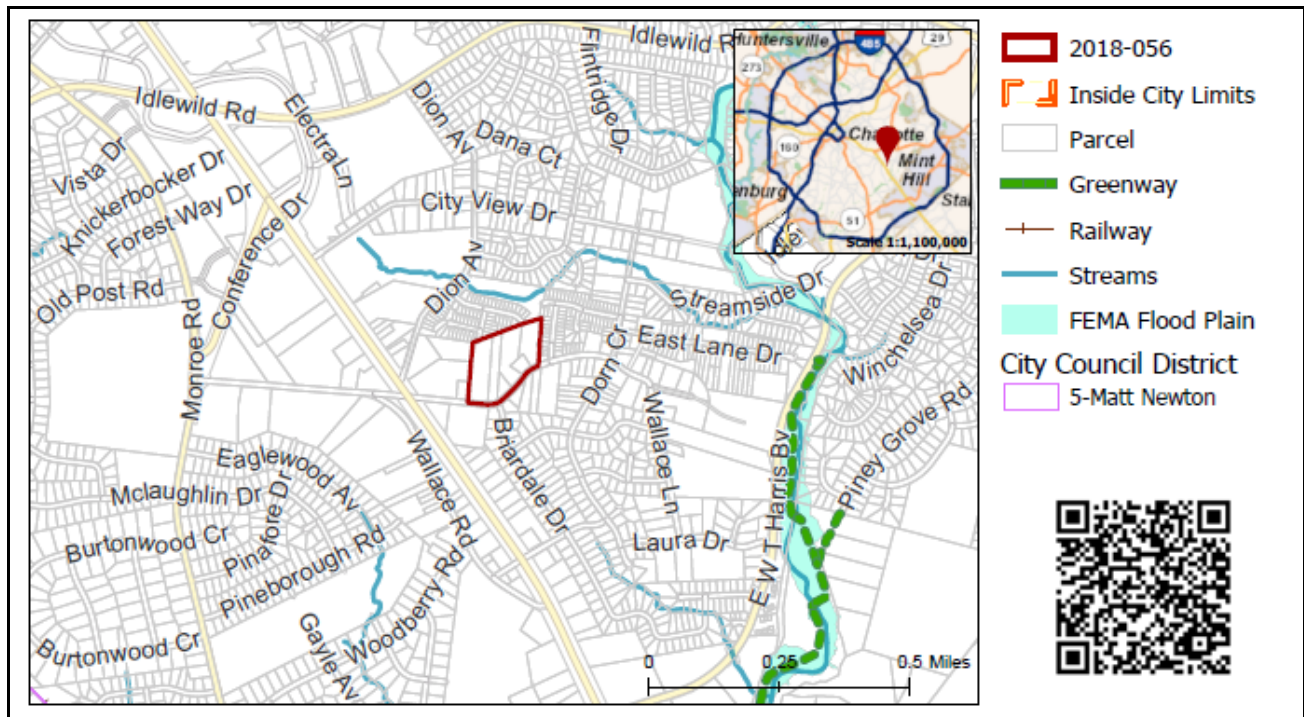


REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 9.3 acres located on the north side of Wallace Ln, east of Independence Blvd.
(Council District 5 - Newton)



SUMMARY OF PETITION

The petition proposes to redevelop the site to allow up to ~~445~~ **129** single attached dwelling units, at a density of ~~45.59~~ **13.8** dwelling units per acre.

PROPERTY OWNER

Wallace Lane, LLC

PETITIONER

Wallace Lane, LLC

AGENT/REPRESENTATIVE

Collin Brown and Bailey Patrick, Jr., K & L Gates LLP

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 9.

**STAFF
RECOMMENDATION**

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

Plan Consistency

The proposed residential use is consistent with the *Independence Boulevard Area Plan* land use recommendations; however, it is inconsistent with the plan's density recommendation for up to four dwelling units per acre.

Rationale for Recommendation

- The proposed single family attached residential land use is consistent with the *Independence Boulevard Area Plan*, which recommends residential land uses. However, the proposed density of ~~45.59~~ **13.8** units per acre far exceeds the recommended density of four units per acre recommended by the *Independence Boulevard Area Plan*.

- The subject property borders an indoor warehousing facility to the west, but is surrounded by single family detached dwellings to the north, and east.
- The surrounding single family area has an established lot pattern with one home per lot and each home is oriented to and fronts the public street.
- Staff recommends a reduction in the number of units to comply with the recommended density, and a reorientation of units along Wallace Lane to front the street.

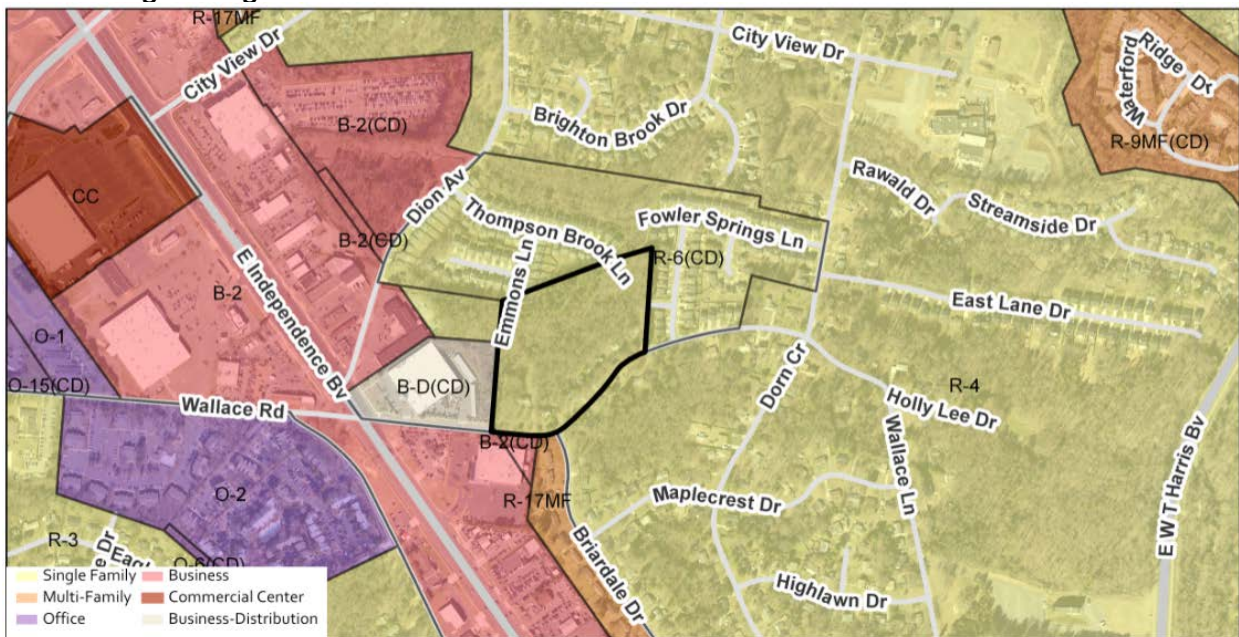
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Maximum of ~~145~~ 129 single family attached dwelling units, at a density of ~~15.59~~ 13.8 units per acre.
- Maximum building height of 50 feet.
- Site access via three local residential wide public streets that provide connectivity from Wallace Lane on the south up to the north and east.
- Dedication and conveyance of all rights-of-way to the City of Charlotte, and all transportation improvements to be approved and constructed before issuance of the site's first certificate of occupancy.
- A bus pad to be installed on Wallace Lane adjacent to the site.
- Building materials to be a combination of glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding, vinyl, EIFS or wood.
- Pitched roofs sloped no less than 5:12. Roofs for porches and attached sheds may be no less than 2:12.
- Townhouse buildings limited to six individual units or fewer.
- Garage doors to be "craftsman" style, with painted doors and elements of glass.
- All front facades to vary with accent siding both horizontally and vertically.
- 54 guest parking spaces.

• Existing Zoning and Land Use



- The subject property is zoned R-4 (single family residential), and contains eight single family detached dwellings.
- Surrounding properties fronting either side of E. Independence Boulevard are developed with retail, office and nonresidential uses. Other properties are single family residential dwellings, duplex/triplex units, office, retail and nonresidential uses.



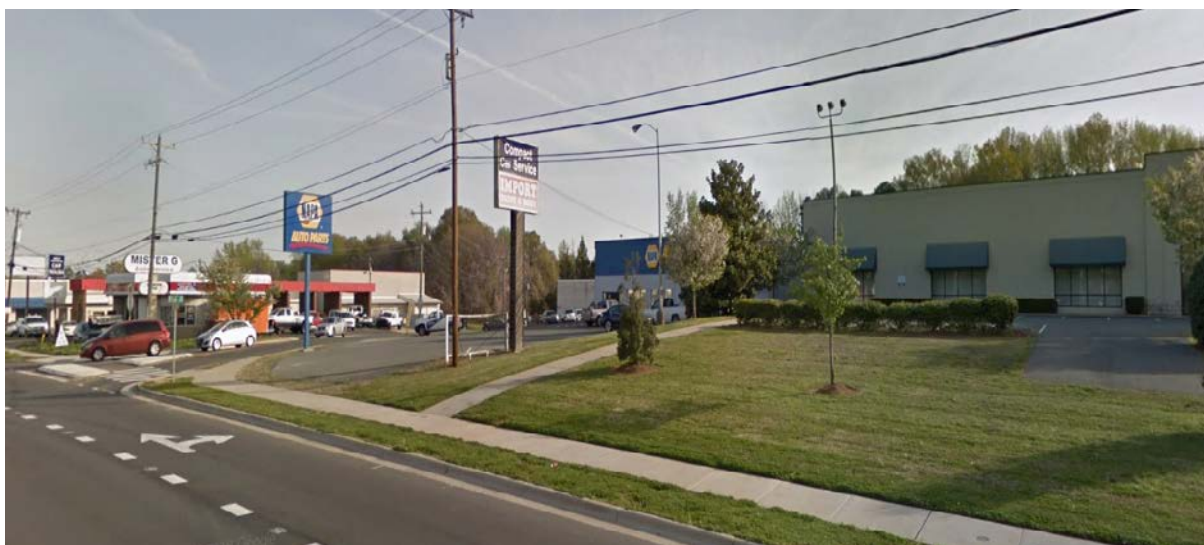
The subject property is developed with single family homes.



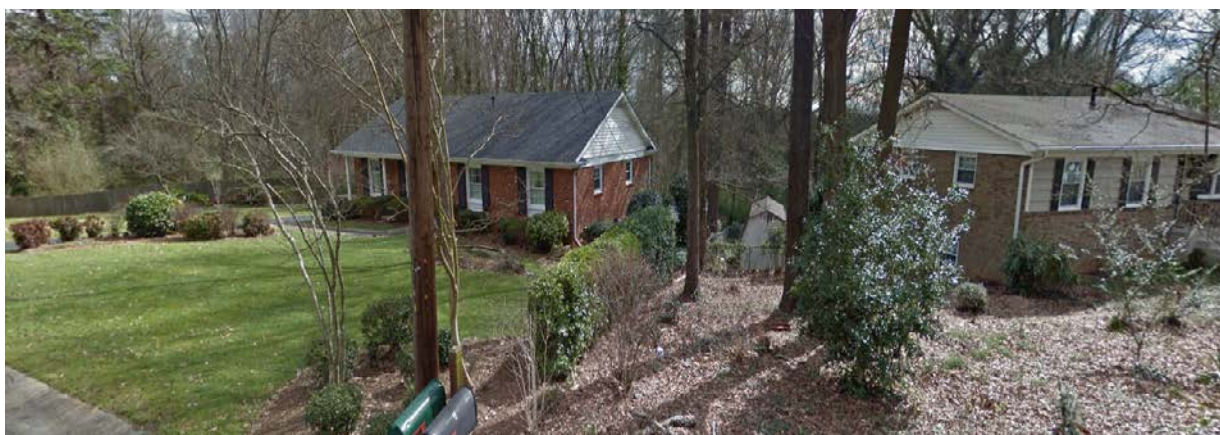
The property to the north is developed with single family homes.



The property to the east is developed with single family homes.

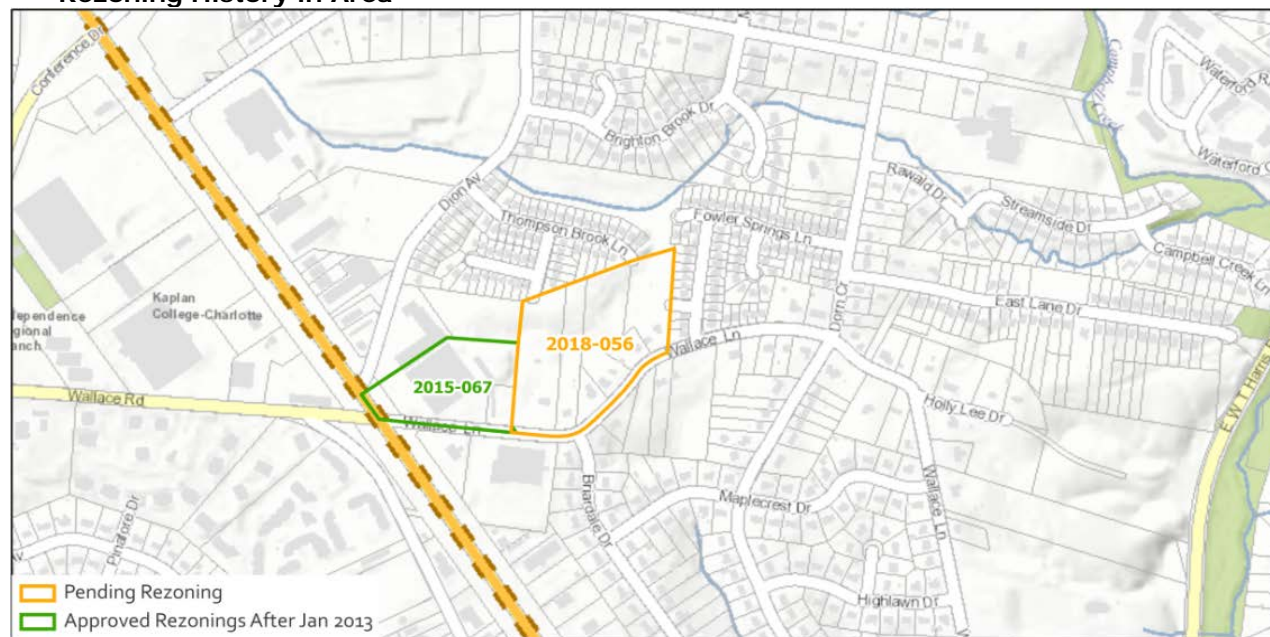


Independence Boulevard commercial corridor is to the west and south of the property.



The properties to the south are single family homes.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-067	Rezoned 4.24 acres to BD(CD) SPA (distributive business, conditional, site plan amendment) to allow up to 94,000 square feet for a self-storage/indoor warehousing facility, plus two additional buildings totaling 7,200 square feet. Outside storage of any type is prohibited.	Approved

• **Public Plans and Policies**



- The *Independence Boulevard Area Plan* (2011) recommends residential uses up to four dwelling units per acre.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located along local streets. The site plan commits to creating alleys for townhome access and extending Thompson Brook Lane at the Northeast portion of the site into the proposed site. CDOT is requesting the petitioner to label the location of the back of curb on the site plan and also to specify in the conditional notes the width of the planting strip and sidewalks along public streets.
 - See Outstanding Issues, Notes 7 and 8. [Addressed.](#)
 - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 100 trips per day (based on eight single family dwellings).

Entitlement: 420 trips per day (based on 37 single family dwellings).

Proposed Zoning: 800 trips per day (based on 129 single family attached dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** Maintain 20-foot unobstructed access road width at all times for Charlotte Fire Department. No on-street parking on road less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 22 students, while the development allowed under the proposed zoning will produce 21 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development is projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Idlewild Elementary from 168% to 171%
 - The proposed development is projected to maintain the school utilization as follows:
 - McClintock Middle at 118%

- East Mecklenburg High at 126%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing six-inch water distribution mains located along Bruns Avenue and Sumter Avenue. Sanitary sewer system infrastructure is accessible via existing eight-inch gravity sewer mains located along Bruns Avenue and Sumter Avenue.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from the right-of-way of Wallace Lane without authorization from the city arborist. ~~See Outstanding Issues, Note 9.~~ Addressed.
 - **Erosion Control:** Wetland survey/stream identification survey required due to presence of flat and poorly drained area and distinct channel identified on the property.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** ~~See Outstanding Issues, Note 10.~~ Addressed.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Reduce overall density to not exceed four dwelling units per acre as recommended in the adopted area plan. ~~The petitioner reduced the number of units to 129 with a density of 13.8 units per acre. Staff acknowledges the reduction; however, the density is still inconsistent with the adopted plan recommendations.~~
2. ~~Reorient units along Wallace Lane to front the street.~~ The petitioner added note 4.h committing to orient the units along Wallace Lane to front toward the street.
3. Add note that garage doors shall be no wider than 15 feet (one bay), and set back from the front façade by a minimum of four feet. Outstanding. The petitioner indicated that they are unable to commit to this request.
4. ~~Add a note requiring buildings along Wallace Lane to provide front elevations that face the right-of-way.~~ The petitioner added note 4.h committing to orient the units along Wallace Lane to front toward the street.
5. ~~Show and label location of required solid waste and recycling facilities.~~ Addressed
6. Add a note under Architectural Standards that limits vinyl as a building material to hand rails, windows or door trim. ~~The Petitioner is unable limit vinyl as a building material at this time. However, the Petitioner has committed to a list of primary building materials, which may also include glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), EIFS, and wood.~~

Transportation

7. ~~Revise the site plan and conditional note(s) to install an eight-foot planting strip and six-foot sidewalk along Thompson Brook Lane extension.~~ Addressed
8. ~~The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The location of the back of curb is to be set 17.5 feet from centerline. The site plan needs to label and dimension the future curb and gutter.~~ Addressed

Environment

9. ~~The petitioner shall submit a tree survey for all trees two inches in diameter or larger located in the public right of way. Trees in the right of way on Wallace Lane are required to be preserved and protected throughout the life of the project. As such, the width of the required planting strip shall be required to be widened to preserve existing trees. Additionally, the required sidewalk to be installed within the dripline of existing trees shall be required to meander to preserve existing trees.~~ Addressed. A tree survey has been incorporated into the revised Rezoning Plan.
10. ~~Show tree save area and tree save calculations on site map. Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 9.3 acres = 1.395 acres tree save. Tree save must contain existing healthy tree canopy. Tree save must be 30 feet width minimum.~~ Addressed by showing tree save calculations and payment in lieu percentages on the revised rezoning plan.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments

- Charlotte Area Transit System Review
- Charlotte Department of Housing and Neighborhood Services Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327