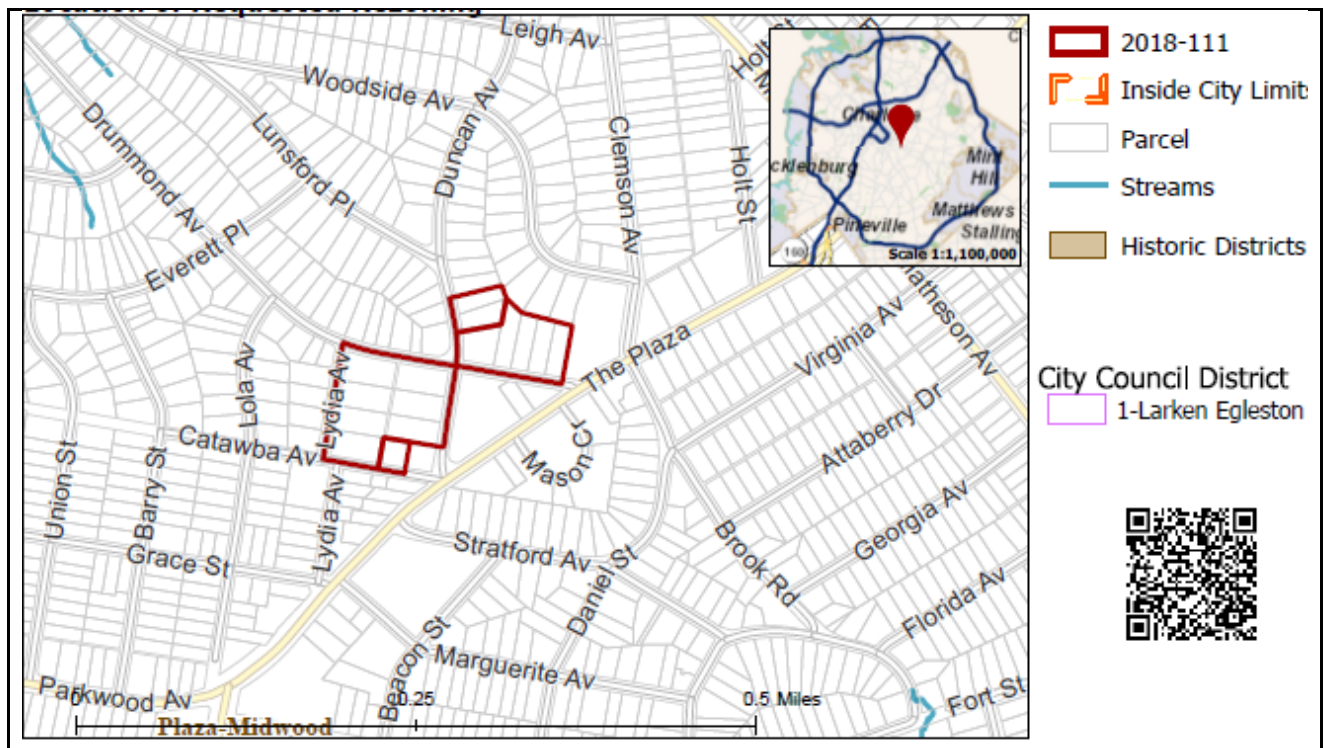


REQUEST

Current Zoning: R-5 (single family residential), R-22MF (multi-family residential), and O-2 (office)
Proposed Zoning: UR-2(CD) (urban residential, conditional), with five-year vested rights

LOCATION

Approximately 5.79 acres bounded by Drummond Avenue, Lydia Avenue, Catawba Avenue, and Duncan Avenue, off The Plaza (Council District 1 - Egleston)



SUMMARY OF PETITION

The petition proposes development of the site to allow a total of ~~77~~ 70 single family attached and detached dwelling units consisting of ~~64~~ 57 townhome units, 10 duplex units, and three single family detached dwellings, at a density of ~~43.3~~ 12 dwellings units per acre.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Big 8, LLC, and Villa Heights Properties, LLC
David Weekley Homes
Walter Fields

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 15.

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The request for the portion of the site currently zoned R-5 is consistent with the *Central District Plan*, which recommends residential uses up to 17 units per acre.

The request for the portions of the site currently zoned R-22MF are consistent with the *Central District Plan's* recommendations for residential up to 22 units per acre.

However, the request for the portion of the site currently zoned O-1 is inconsistent with the *Central District Plan*, which recommends office uses.

Rationale for Recommendation

- The site is located on The Plaza, and this section of the street is a commercial corridor that serves surrounding neighborhoods.
- The proposed mix of single family attached and detached residential dwellings provides a transition from the commercial uses fronting The Plaza, to the lower density residential north of the site.
- Building placement and height is consistent with the building pattern in the surrounding area and with the maximum base height allowed for single family homes.
- In addition, the proposal provides buildings that are oriented to public streets along with streetscape improvements that will enhance the pedestrian environment in this area.

The approval of this petition will revise the adopted future land use for the small portion of the site currently zoned O-1, as specified by the *Central District Plan*, from office use to residential use at up to 17 dwellings per acre for the site.

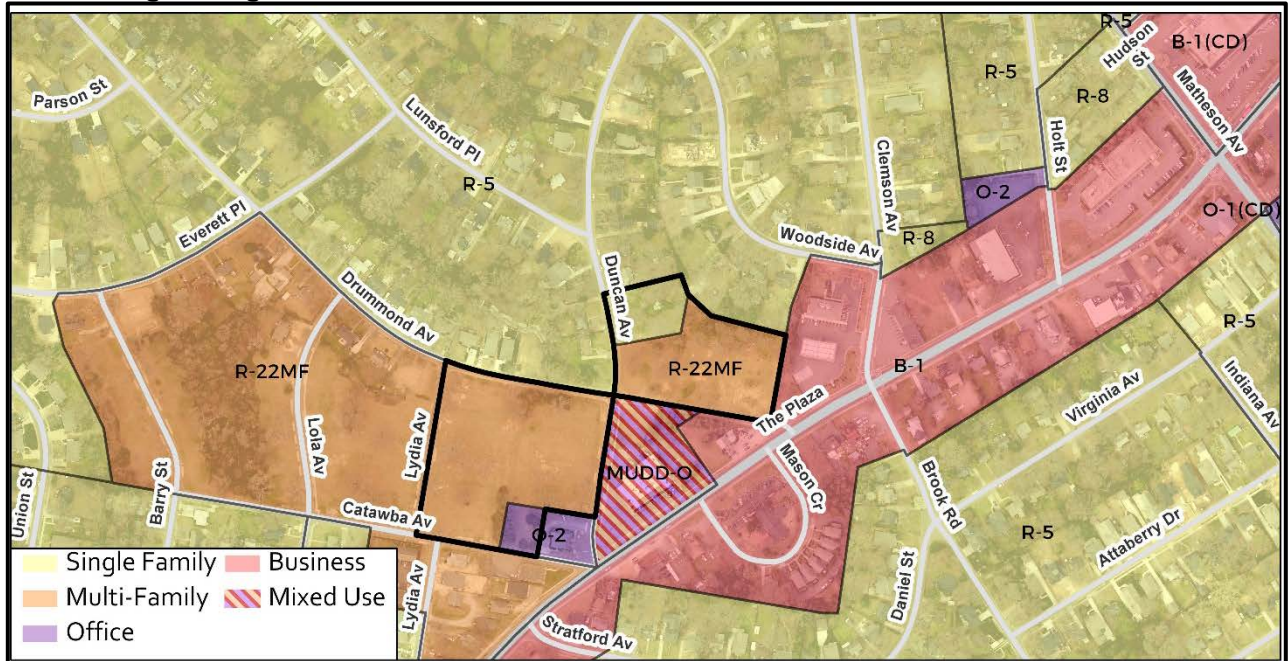
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Maximum of ~~77~~ 70 units consisting of ~~64~~ 57 single family attached townhome units, 10 duplex units, and three single family detached dwelling units.
- Access to site via Duncan Avenue, Drummond Avenue, and Lydia Avenue.
- Building height of units abutting single family residential zoning limited to 40 feet.
- All residential entrances within 15 feet of the public sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
- All corner/end units facing a public street will provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- Garage doors visible from public streets will minimize the visual impact by providing additional architectural treatments.
- Townhome buildings facing public streets will be limited to no more than five individual units.
- Petitioner will enter into a private agreement with the Villa Heights Community Organization to accomplish the following commitment: contribute to a fund up to 1/3 of the cost for sidewalk construction in the Villa Heights community beyond the boundaries of the development site, up to the amount of \$15,000. These funds will be contributed to the Villa Heights Community Organization to be used as part of the funds for sidewalk construction.
- Petitioner will enter into a private agreement with the Villa Heights Community Organization to accomplish the following commitment: petitioner may install a site identification sign during the development of the site and during the marketing and sales of homes. Once all homes have been sold the sign will be removed. The petitioner will work with the community organization on the construction of up to four signs that will announce the Villa Heights Community. The exact design and placement of these signs will be determined by the petitioner and the community organization consistent with the city to install neighborhood identification blade signs on city street signs up to a limit of 15 such signs.
- Transportation improvements will be installed as the individual portions of the site are developed and will either be completed or bonded prior to the issuance of the first certificate of occupancy for the portion of the site being developed. Bonds will need to be approved by the city.

- Existing Zoning and Land Use



- The subject property is vacant.
- Properties in the northwest quadrant of the intersection of The Plaza and Drummond Avenue contain both office and retail uses along the frontage of The Plaza. The southwest quadrant of the intersection of The Plaza and Drummond Avenue contains retail, office and residential uses. The east side of The Plaza along the frontage on The Plaza and developed with office and retail uses. Surrounding properties to the rear are developed with residential dwellings.



The subject property along Drummond Avenue is a collection of vacant lots.



The subject property along Lydia Avenue.



The properties to the north along Woodside Avenue are developed with single family homes.



The property to the south and east along The Plaza is developed with a 7 Eleven gas station.

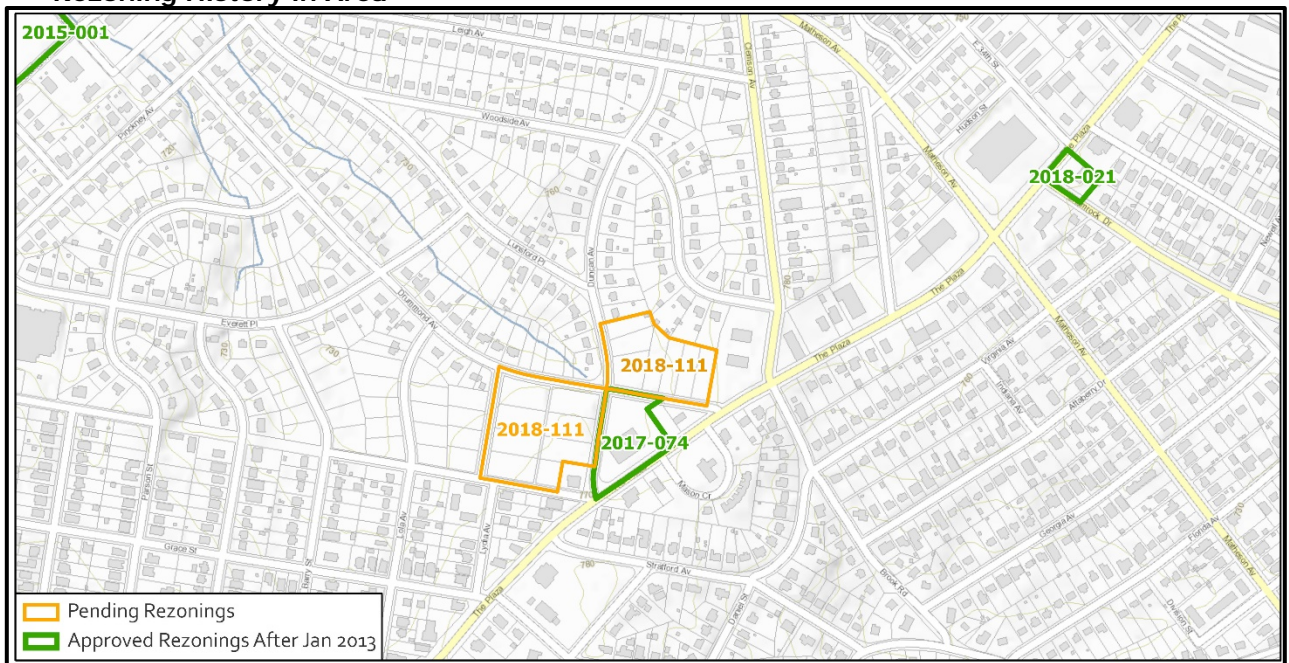


Properties to the south along Catawba Avenue are developed with single-family and multi-family uses.



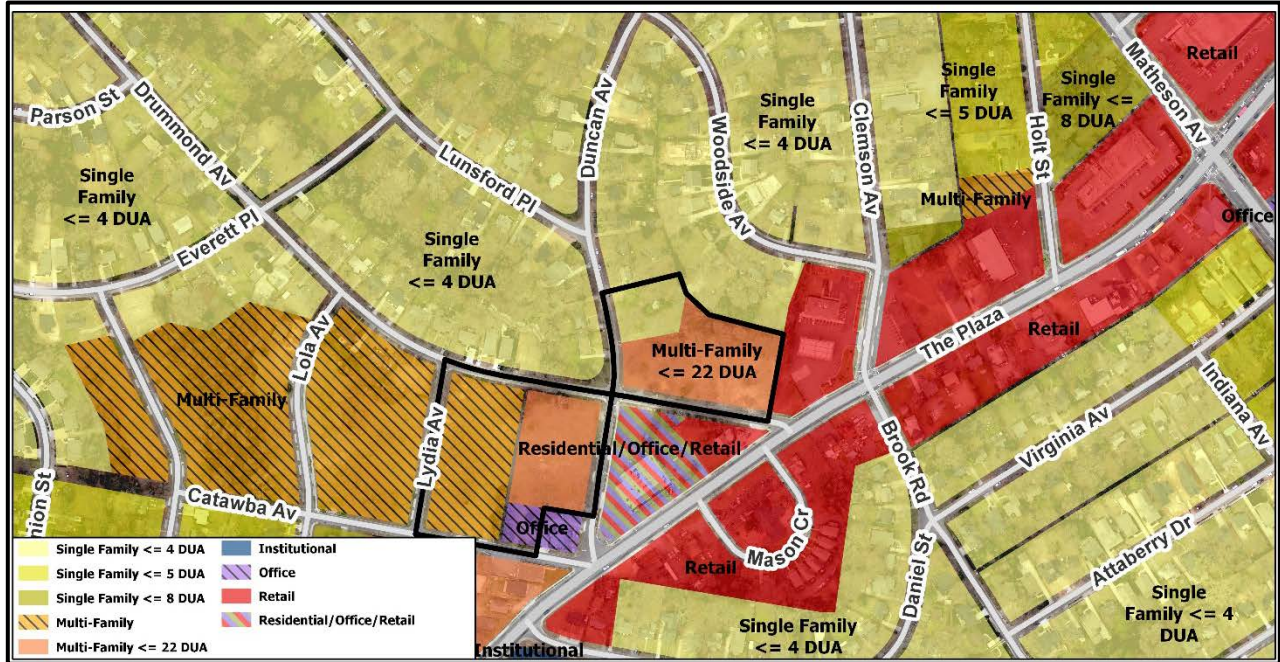
Properties to the west along Lydia are developed with single-family homes and vacant lots.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-074	Rezoned 1.36 acres located on the east side of Duncan Avenue between Drummond Avenue and The Plaza to MUDD-O to allow the adaptive reuse of an existing building to allow all uses permitted in the MUDD district, including a brewery.	Approved

- Public Plans and Policies**



- The Central District Plan (1993) recommends residential uses up to 17 units per acre for the portion of the site currently zoned R-5. The portion of the site currently zoned R-22MF is recommended for residential uses, and density is based on *General Development Policies*, which qualifies the site for over 17 dwelling units per acre. Other parcels zoned R-22MF are recommended for up to 22 units per acre. The portion of the site currently zoned O-1 is recommended for office uses.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of the requested up to 17 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 17 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	5
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 13	Total Points: 14

- TRANSPORTATION CONSIDERATIONS**

- The site is located on two local streets east of a major thoroughfare. The site plan commits to pedestrian improvements including planting strip, sidewalk, and upgrading existing curb ramps to meet current standards.
- Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant site).
 - Entitlement: 910 trips per day (based on 108 apartments, two single family units, and 3,450 square feet of office uses).
 - Proposed Zoning: 540 trips per day (based on 74 townhomes and three single family 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:** No fire hydrant to be within 750 feet from most remote point of building as fire truck travels. No on-street parking on streets less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 14 students, while the development allowed under the proposed zoning will produce 9 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 condition (without mobile classroom units) as follows:
 - Villa Heights Elementary from 50% to 52%
 - Eastway Middle remains at 108%
 - Garinger High from 117% to 118%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing six-inch water distribution mains located along Duncan Avenue, Drummond Avenue, Catawba Avenue, and Lydia Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via existing eight-inch gravity sewer mains located along Duncan Avenue, Drummond Avenue, Catawba Avenue, and Lydia Avenue.
- **Engineering and Property Management:**
 - **Arborist:** ~~See Outstanding Issues, Note 2.~~
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. ~~Delete note under heading of Signage.~~ **Addressed**
2. ~~Add note under Architectural Standards that usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building along all public street frontages. Usable front porches should be covered and be at least six feet deep. Stoops and entry level porches may be covered but should not be enclosed.~~ **Rescinded by staff.**

Environment

3. ~~Submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.~~ **Addressed. Tree survey to be submitted during permitting. Site plan reflects existing trees along street fronts, delineates the proposed tree save area and square footage.**

New Issues Transportation (New Based on Revised Site Plan)

4. ~~Add a note committing to constructing the eight-foot planting strip and six- and eight-foot wide sidewalk.~~ **Addressed**
5. ~~Add a note committing to building the proposed curb and gutter.~~ **Addressed**
6. ~~Add a note committing to building the accessible ramps shown on the site plan.~~ **Addressed**

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