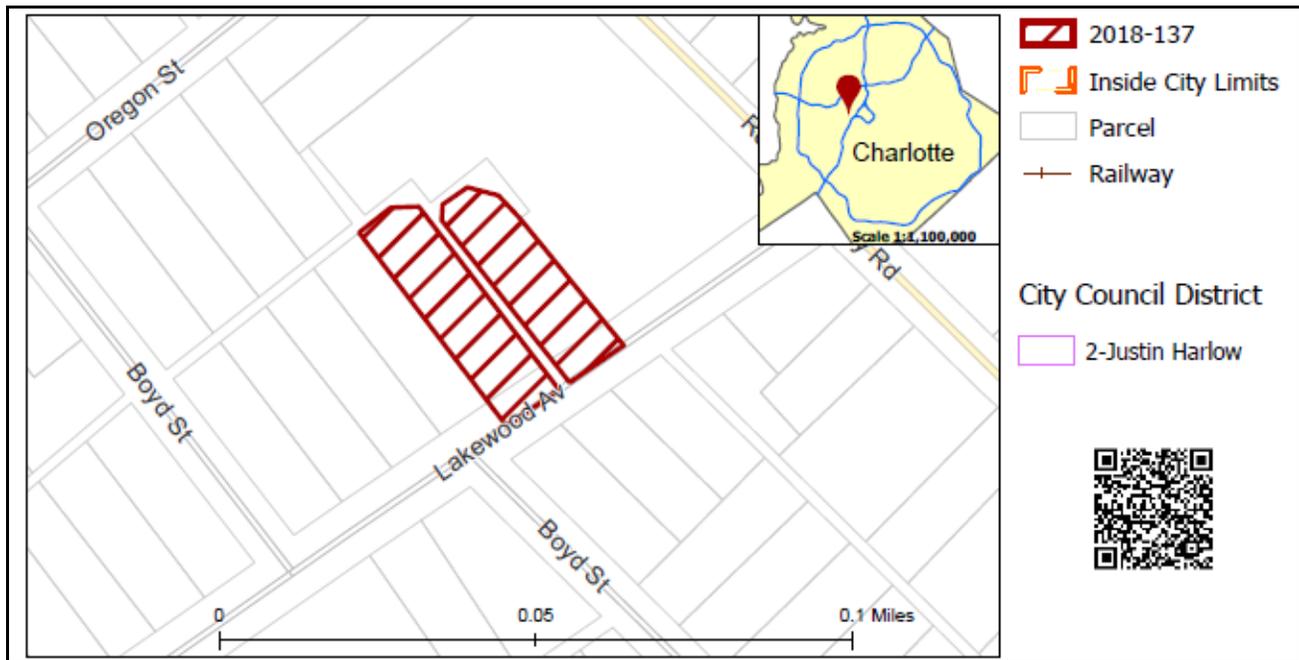


REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 0.48 acres located on the north side of Lakewood Avenue, west of Rozzelles Ferry Road.
(Council District 2 - Harlow)



SUMMARY OF PETITION

The petition proposes to allow up to 10 multi-family residential units on vacant land located south of Interstate 85 and west of Rozzelles Ferry Road.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Lakewood Apartments LLC
Lakewood Apartments LLC
Chris Ogunrinde

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 petition is consistent with the *Lakewood Neighborhood Plan* recommendation for office/retail/residential uses for this site.

Rationale for Recommendation

- The proposed site plan is consistent with the land use and density recommendations for this site.
- The proposed development is consistent with the *Lakewood Neighborhood Plan* goals for reducing vacant lots in the area and to continue revitalization efforts that improve the overall quality of life within the neighborhood.
- The adjoining property along Rozzelles Ferry Road is zoned B-2, which allows for residential uses up to 22 dwellings per acre (DUA).

- The proposed site plan provides a Class C buffer along the single-family residential lot adjacent to the site.

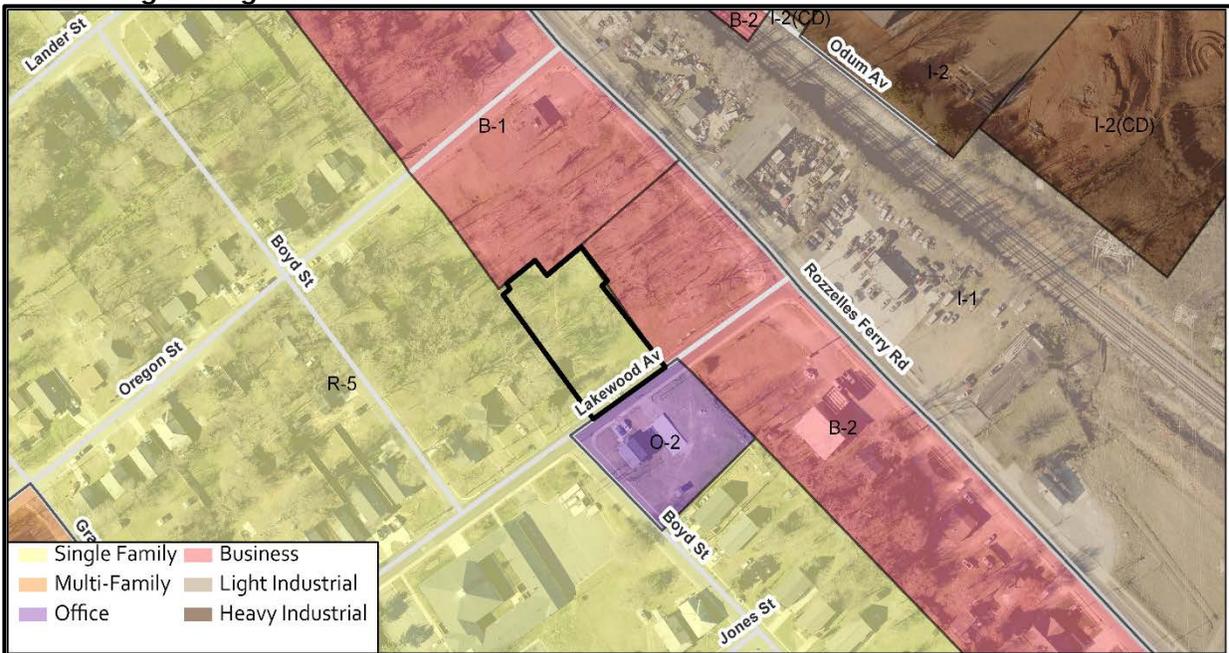
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 10 multi-family residential units in one building at a density of 21.2 dwelling units per acre and not to exceed 40 feet in height.
- Proposed Phase 2 of a 36-unit apartment development on abutting acreage to the east and north.
- Provides a 16-foot wide Class C buffer along property lines abutting parcels zoned R-5 (single family residential). Proposes a portion of the buffer to be reduced as allowed by ordinance.
- Proposes access via Lakewood Avenue.
- Provides 8-foot sidewalks and 8-foot planting strips along Lakewood Avenue.
- Proposes 4 on-street parking spaces along Lakewood Avenue (including 1 on-street ADA parking space).
- Constructs an ADA ramp to cross Lakewood Avenue and 2 ADA ramps opposite side of site at the corner of Lakewood Avenue and Rozzelles Ferry Road.
- Request for the abandonment of alleys located on the site.
- Building materials proposed to be a combination of brick, stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- Illustrates proposed tree save area.

• **Existing Zoning and Land Use**



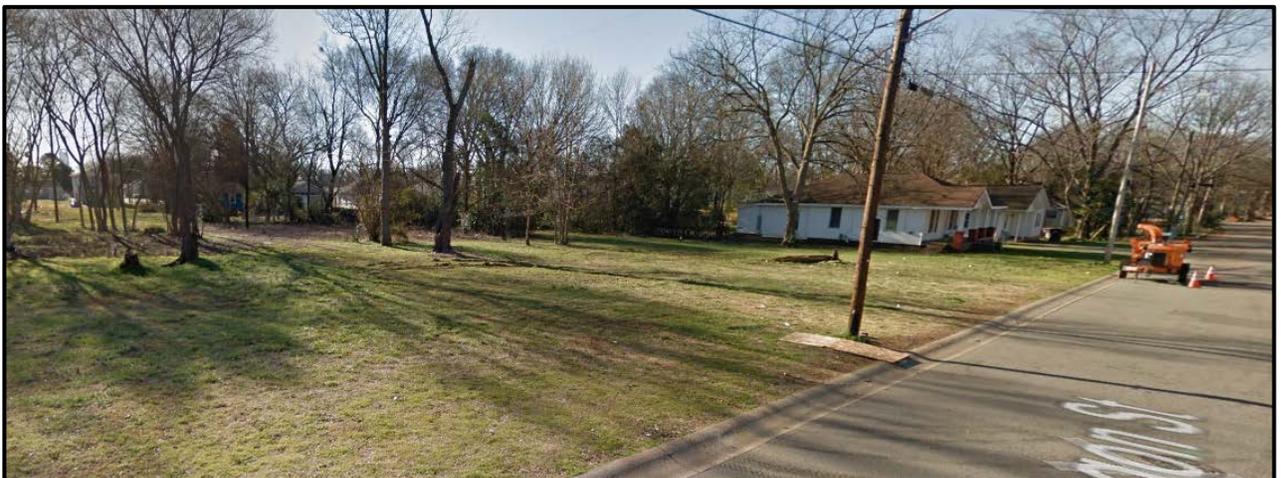
- The subject property is zoned R-5 (single family residential). The vacant parcel is surrounded by single family homes, vacant land, commercial, institutional, retail, and industrial/warehouse uses in various zoning districts.



The subject property is vacant.



The properties to the south along Lakewood Avenue are vacant land, single-family residential, and a church.



The properties to the north along Oregon Street are vacant land and single-family residential.

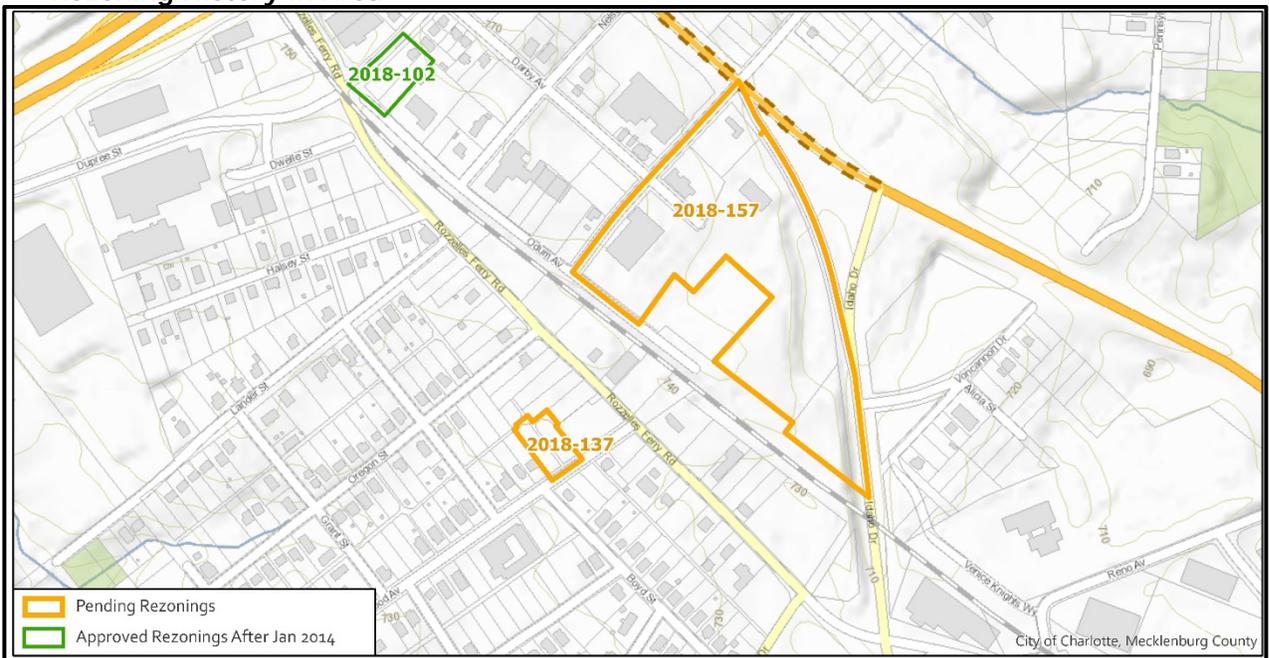


The properties to the west along Lakewood Avenue are single-family residential



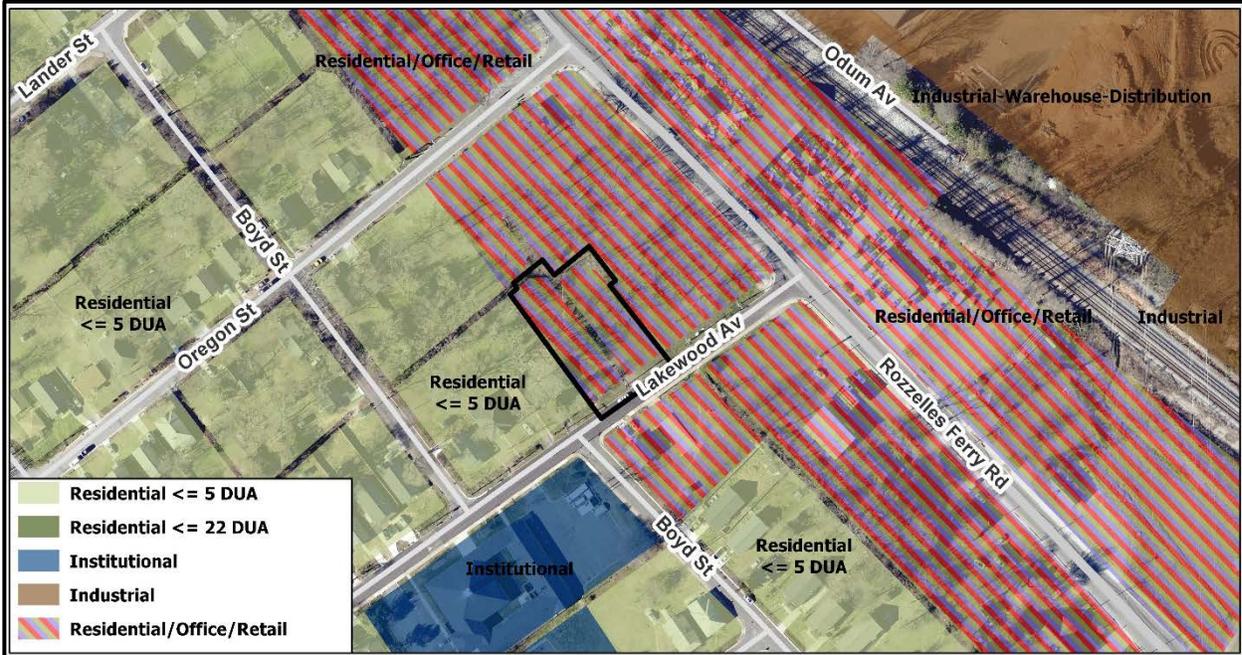
The properties to the east along Rozzelles Ferry Road are vacant land and business uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-157	Rezone approximately 9.05 acres to allow all uses in the I-2 (general industrial) zoning district.	Pending
2018-102	Rezoned approximately 0.53 acres to allow all uses in the I-2 (general industrial) zoning district.	Approved

• **Public Plans and Policies**



- The *Lakewood Neighborhood Plan* (adopted 2006) recommends residential/office/retail land uses for this site. The plan specified a flexibility for future uses to reinforce mixed-use district along Rozzelles Ferry Road.
- The plan specified for this site, that residential densities may be up to 22 DUA, and greater than 22 DUA for senior housing.
- **TRANSPORTATION CONSIDERATIONS**
 - CDOT is requesting the petitioner make ADA accommodations on the site and on-street parking. Please realign the ADA ramp at the corner of Rozzelles Ferry Road and Lakewood Avenue. Also, an ADA parking space on Lakewood Avenue is required.
 - ~~See Outstanding Issues, Notes 1-3. Addressed~~
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 20 trips per day (based on two single family dwellings).
 - Proposed Zoning: 70 trips per day (based on 10 apartments).

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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 1 elementary student, while the development allowed under the proposed zoning will produce 1 student. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Thomasboro Academy PreK-8 remains at 123%
 - West Charlotte High remains at 85%

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Lakewood Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Lakewood Avenue.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See ~~Outstanding Issues, Note 4.~~ **Addressed**
 - **Storm Water Services:** See ~~Outstanding Issues, Note 4.~~ **Addressed**
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Revise the conditional notes to commit to the construction of the 8-foot planting strip and 8-foot sidewalk along the property's frontage on Rozzelles Ferry Road and Lakewood Avenue.~~ **Addressed**
2. ~~Revise the site plan and conditional note(s) to construct an ADA parking space on Lakewood Avenue.~~ **Addressed**
3. ~~Revise the site plan and conditional note(s) to construct an ADA ramp to cross Lakewood Avenue. CDOT is requesting two ADA ramps on the opposite side of site at the corner of Lakewood Avenue and Rozzelles Ferry Road to comply with the Lakewood Neighborhood Plan. See picture below.~~ **Addressed**



Infrastructure

4. ~~Relocate underground detention area clear of building footprint.~~ **Addressed**

Site and Building Design

5. ~~Label "possible" tree save area on the site plan.~~ **Addressed**

REQUESTED TECHNICAL REVISIONS

6. ~~Remove Optional Provisions heading from site plan.~~ **Rescinded**

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 Department of Solid Waste 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 Parks and Recreation Review
- Transportation Review

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