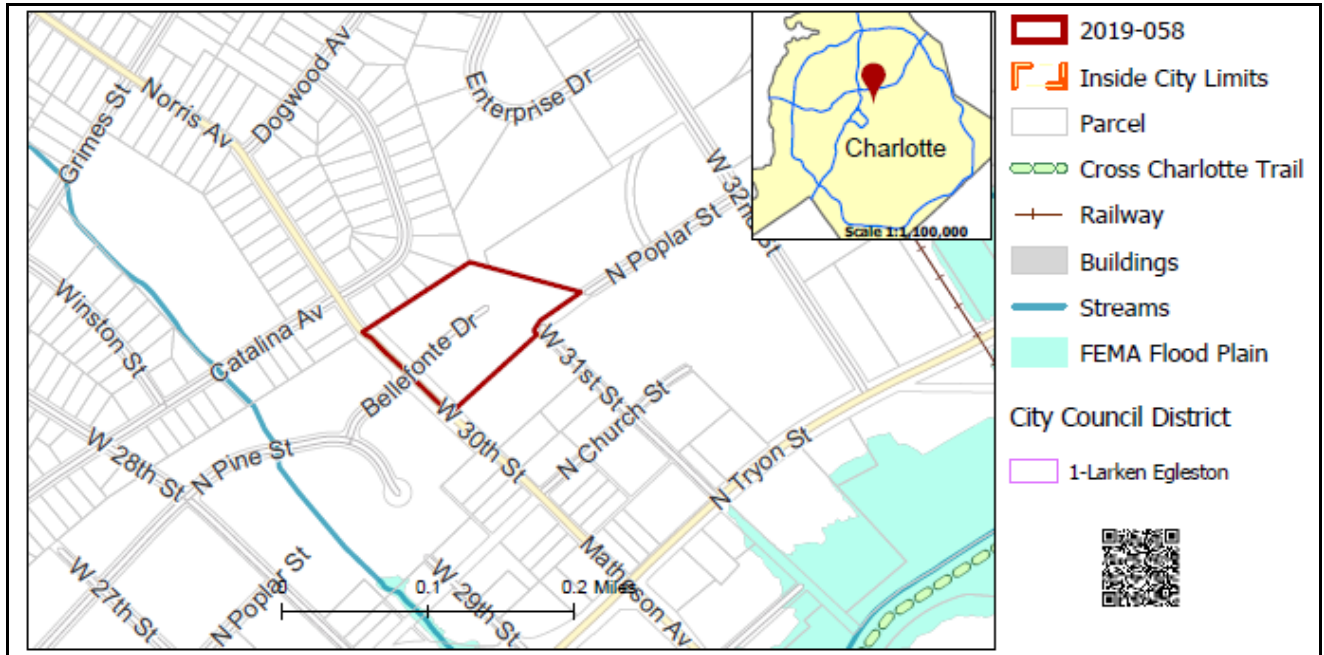


**REQUEST**

Current Zoning: R-22MF (multi-family residential)  
Proposed Zoning: UR-3(CD) (urban residential)

**LOCATION**

Approximately 4.27 acres located at the intersection of West 30th Street and Bellefonte Drive.



**SUMMARY OF PETITION**

The petition proposes to allow up to 140 multi-family dwelling units in a single building.

**PROPERTY OWNER**

Housing Authority of the City of Charlotte

**PETITIONER**

Housing Authority of the City of Charlotte

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 43

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *North Tryon Area Plan* (2010) recommendation for residential development up to 22 dwelling units per acre.

Rationale for Recommendation

- The proposed project is generally consistent with the existing development pattern in the area and is in context with the current use of the site.
- The petition commits one-hundred percent of the multi-family dwelling units constructed on the site will be affordable to households that earn 30% to 80% of the area median income.
- Currently 36 affordable housing units are located on the site. Built in 1990, the existing units will be demolished and replaced with 140 modernized affordable housing units.

- The petition commits to building a new waiting pad for the existing bus stop on W. 30<sup>th</sup> Street.
- The petition reserves the future right of way for the extension of N Poplar Street through to W. 30<sup>th</sup> Street for improved connectivity.
- The petition commits to enhancing the pedestrian environment through multiple site design elements.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan* (2010), from residential use at up to 22 dwelling units per acre to residential use at greater than 22 dwelling units per acre for the site.

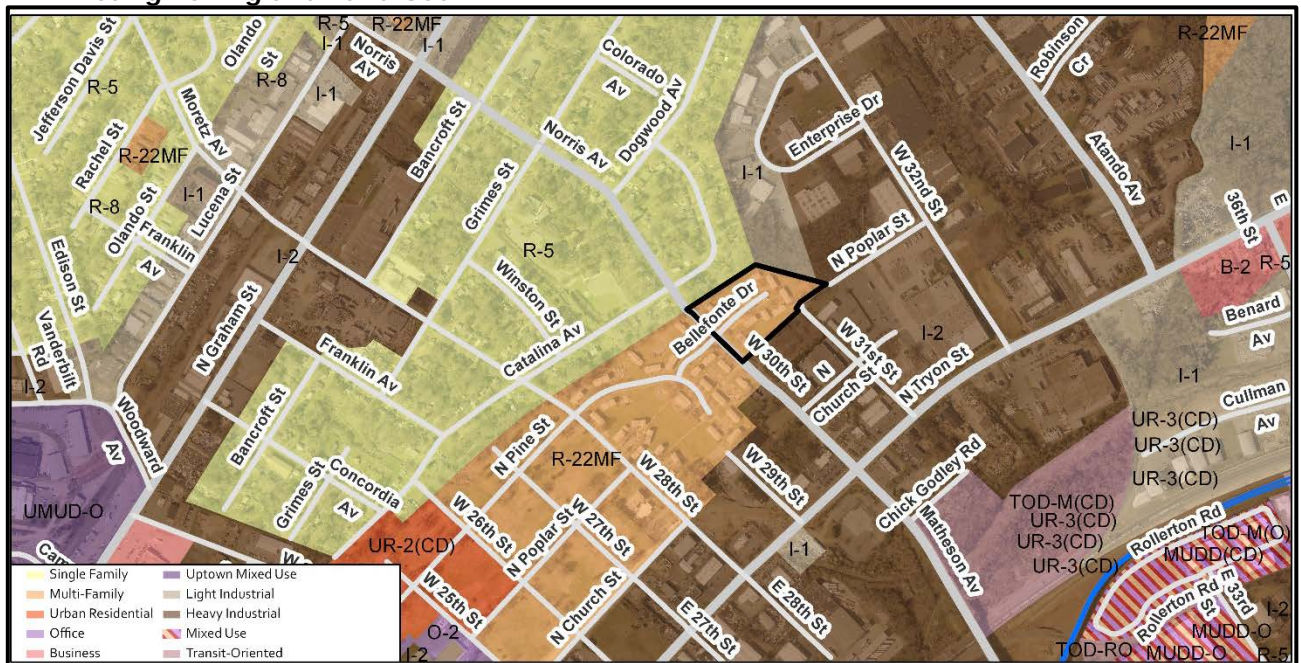
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allow a maximum 140 multi-family dwelling units in a single building, for a density of 32.8 dwellings per acre.
- 100% of the multi-family dwelling units will be affordable to households that earn 30% to 80% of the area median income.
- Installs a 16-foot landscape area that is planted to the standards of a Class C buffer with 6-foot tall fence adjacent to single family-residential properties on the northern boundary of site.
- Provides architectural standards related to building materials and colors, prohibiting vinyl siding, building massing/facade and height provisions, and no blank wall greater than 20-feet.
- Proposes the following transportation commitments:
  - Construct a new waiting pad for CATS bus stop.
  - Reserve for future right-of-way for a new public street to be constructed in the future along the southern boundary of the site.
  - Install an eight-foot wide planting strip and 6-foot wide sidewalk along the site's frontage.
  - Parking lots not to be located between principle building and West 30<sup>th</sup> Street.

- **Existing Zoning and Land Use**



The rezoning site is developed with multi-family dwellings. It is surrounded by a mix of single-family homes, multi-family apartments, and light industrial/warehouse uses.





The subject property is developed with multi-family dwellings. Red star marks property.



The property to the south along West 30<sup>th</sup> Street is developed with multi-family homes.





The property to the southeast along West 30<sup>th</sup> Street is Tryon Hills Neighborhood Park.



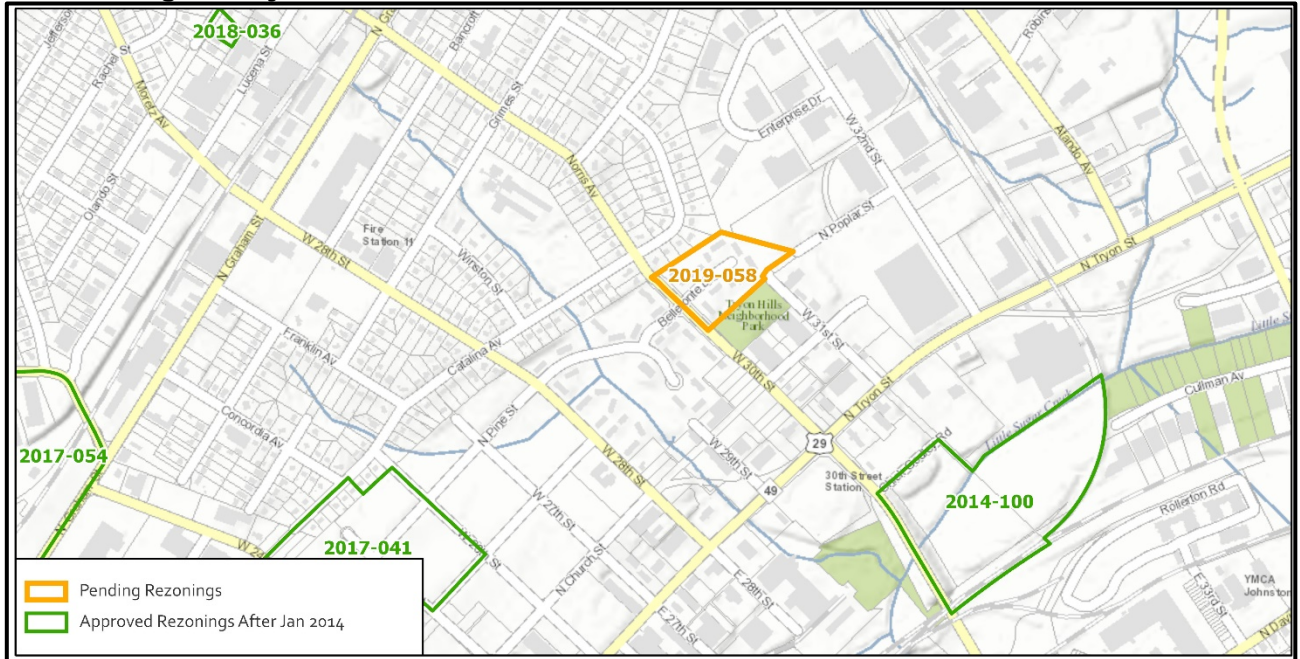
The property to the northwest along Catalina Avenue is developed with single family homes.



The property to the north along Enterprise Drive is developed with office/warehouse uses.

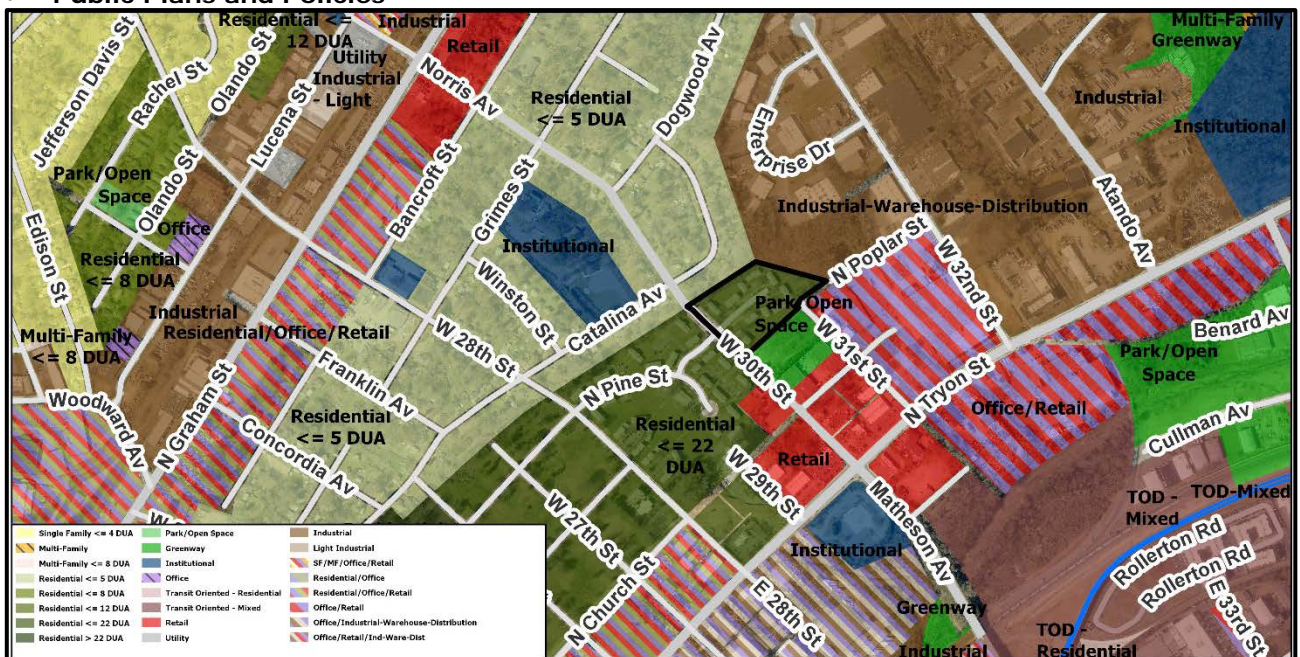


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-100	Rezoned 15.50 acres to allow all uses permitted in the TOD-M district.	Approved
2017-041	Rezoned 12.67 acres to allow up to 314 dwelling units consisting of single-family detached, single-family attached, and multi-family dwellings.	Approved
2017-054	Rezoned 72 acres to allow adaptive reuse and redevelopment of a large industrial site for a mix of uses in the UMUD district.	Approved
2018-036	Rezoned 0.41 acres to allow all uses permitted in the R-8 district.	Approved

- Public Plans and Policies**



- The *North Tryon Area Plan* (2010) recommends residential use up to 22 dwelling units per acre.
- The plan states that up to 30 dwelling units per acre could be considered with the appropriate transition to existing single family.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along a minor thoroughfare. The site commits to upgrading the streetscape along West 30<sup>th</sup> Street, and reserving right-of-way for a future East 31<sup>st</sup> Street to 30<sup>th</sup> Street road connection. CDOT is requesting the petitioner construct a pedestrian facility at the existing North Poplar street to allow residents to get to the commercial facilities behind the development. CDOT is also requesting the petitioner install a sidewalk connection from West 30<sup>th</sup> street to existing North Poplar street to improve pedestrian accessibility to CATS bus stops to bus route #3.
- ~~See Outstanding Issues, Notes 1 and 2.~~ Addressed.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 230 trips per day (based on 36 apartments).
    - Entitlement: 660 trips per day (based on 93 apartments).
  - Proposed Zoning: 760 trips per day (based on 140 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 comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 11 students, while the development allowed under the proposed zoning will produce 17 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 6 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Druid Hills Academy (Pre-K-8) from 94% to 97%
    - West Charlotte High from 85% to 85%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along 30<sup>th</sup> Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via existing 8-inch gravity sewer mains located along 30<sup>th</sup> Street and 31<sup>st</sup> Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** 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:** ~~See outstanding issues Note 3.~~ Addressed.

**OUTSTANDING ISSUES**

Transportation

1. ~~Revise the site plan and conditional note(s) to add sidewalk on southern portion of North Poplar Street to connect to existing sidewalk on that side of road.~~ Addressed
2. ~~Revise the site plan and conditional note(s) to commit to adding sidewalk along southern portion of site to create pedestrian connection between W. 30<sup>th</sup> Street and N. Poplar Street.~~ Addressed
3. ~~Revise site plan and conditional notes to add bicycle/pedestrian connectivity from the proposed housing development to the park.~~ Addressed

**Attachments Online at** [www.rezoning.org](http://www.rezoning.org)

**Planner:** Michael Russell (704) 353-0225