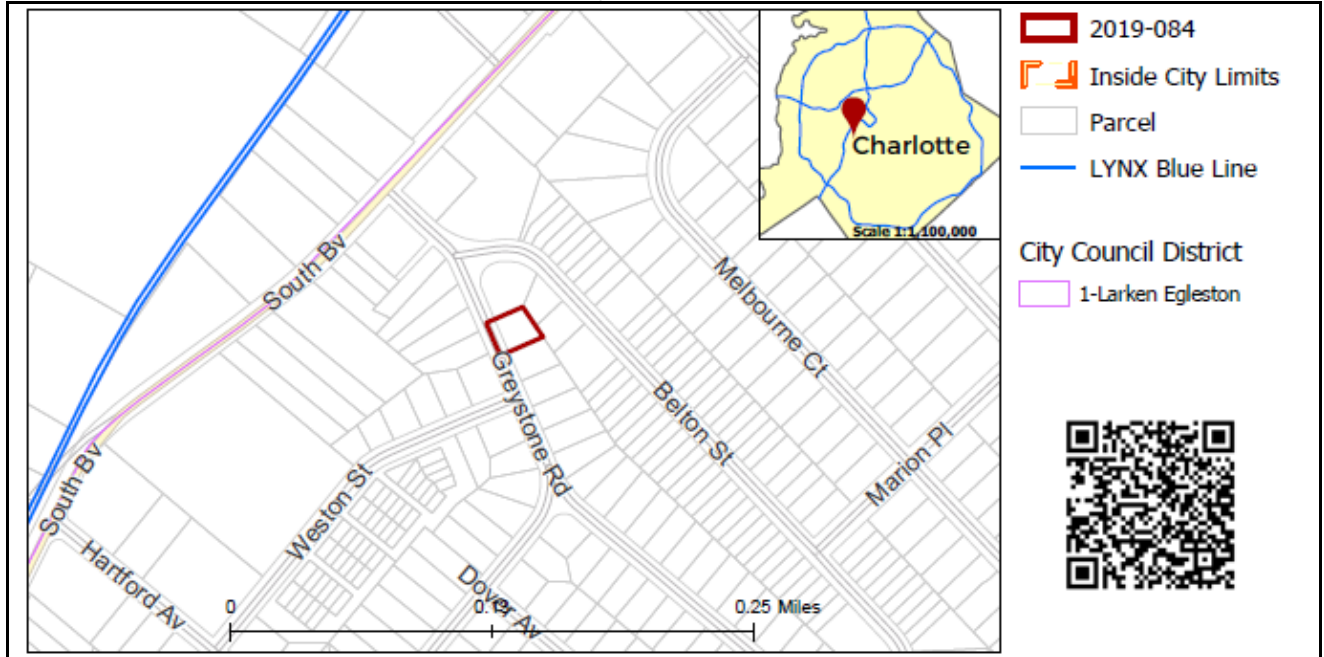


**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: UR-1(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.18 acres located on Greystone Road, east of South Boulevard, south of Marsh Road.



**SUMMARY OF PETITION**

The petition proposes to develop the site to allow 1 duplex or 1 two-unit townhome. The site is currently developed with a single family home.

**PROPERTY OWNER**

Lake Mather, LLC

**PETITIONER**

Lake Mather, LLC

**AGENT/REPRESENTATIVE**

Brian Smith/Urban Design Partners

**COMMUNITY MEETING**

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

Number of people attending the Community Meeting: 7

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *New Bern Station Area Plan* recommendation for residential development at 4 units per acre.

Rationale for Recommendation

- The subject site is within ¼ mile of New Bern Station on the LYNX Blue Line.
- The proposal allows for a duplex or townhome development which provides a transition from the nonresidential uses and larger residential buildings along South Boulevard into the surrounding single family neighborhood.
- The building design requirements will help provide compatibility with the surrounding neighborhood.

- Building design will create useable porches and front entries oriented toward the street which will promote integration with the neighborhood.
- The proposed development allows for an infill project that provides transition to more intense uses on South Boulevard while minimizing impacts to existing residences due to its location at the edge of the neighborhood on Greystone Rd.

The approval of this petition will revise the adopted future land use in the *New Bern Station Area Plan*, from residential use up to 4 dwelling units per acre to residential use up to 12 dwelling units per acre.

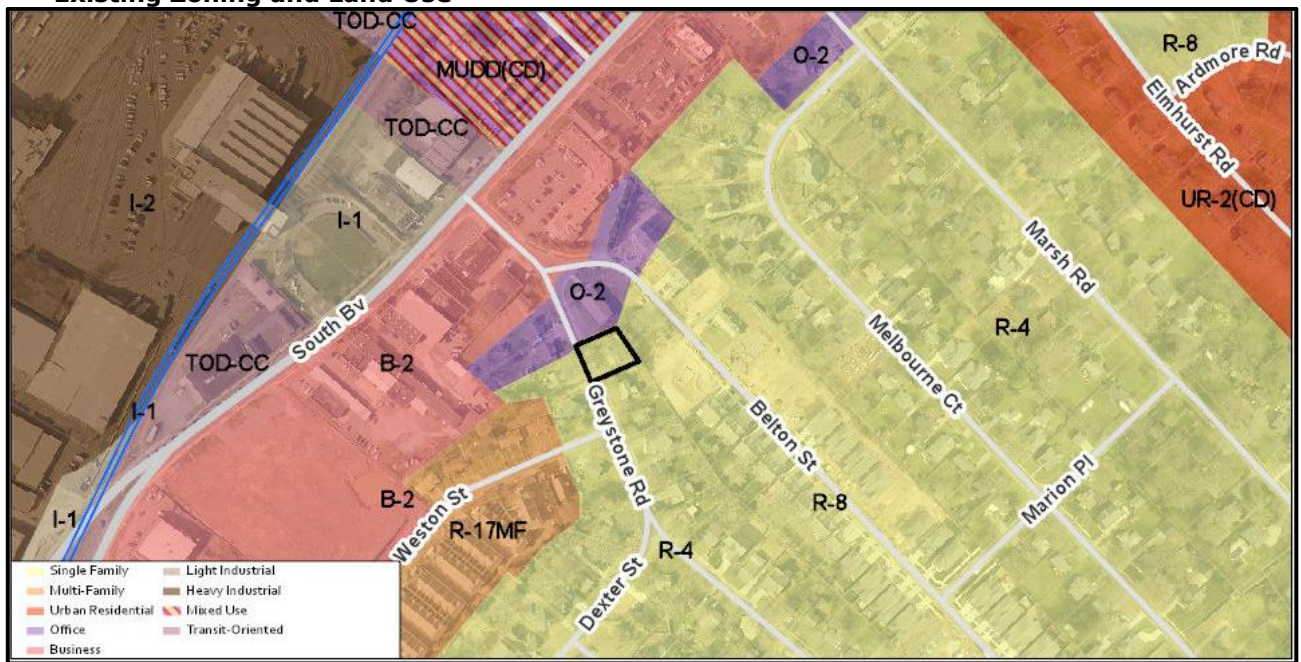
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allow one duplex or 1 two-unit townhome at a density of 11.1 dwelling units per acre.
- A 20-foot setback along Greystone Road measured from ~~existing~~ from future back of curb.
- Access from Greystone Road.
- A 6-foot sidewalk and 8-foot planting strip along Greystone Road from the existing back of curb.
- Illustrates approximate location of future back of curb per New Bern Transit Station Area Plan.
- Building materials to be used will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- Each residential unit will have a 1 or 2 car garage.
- Usable porches or stoops may form an element of the building design and be located on the front and/or side of the building. Stoops, entry level porches or entry wells may be covered but not be enclosed. Existing stoops and stairs associated with the existing structure on site may be renovated, redesigned and reconstructed to improve pedestrian travel circulation on site and to accommodate building renovations or site improvements.
- Buildings will be oriented towards the street with a prominent doorway entrance and a hardscape walkway connection to the public sidewalk.

### • Existing Zoning and Land Use



The rezoning site is developed with a single family residence and is surrounded by single family neighborhoods, a religious institution, and retail uses in various zoning districts.





The rezoning site is developed with a single-family home.



North are a religious institution, single family homes, and retail uses.



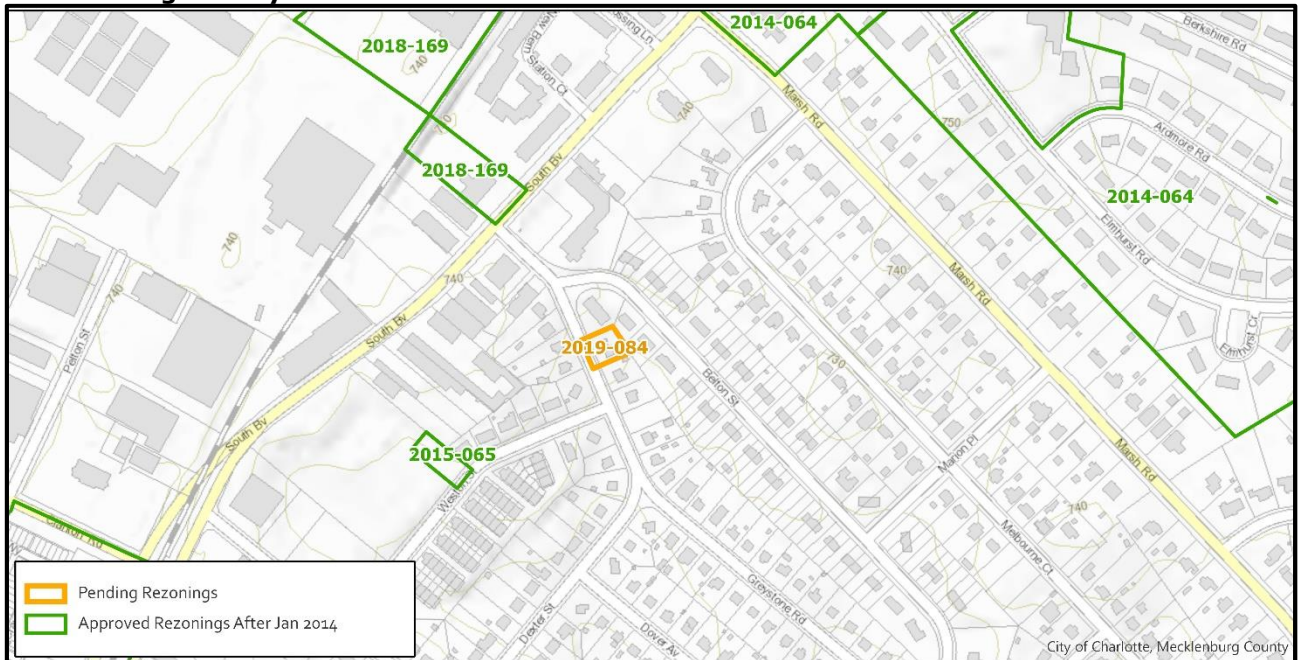
East are single family attached (townhome) units existing and under construction.





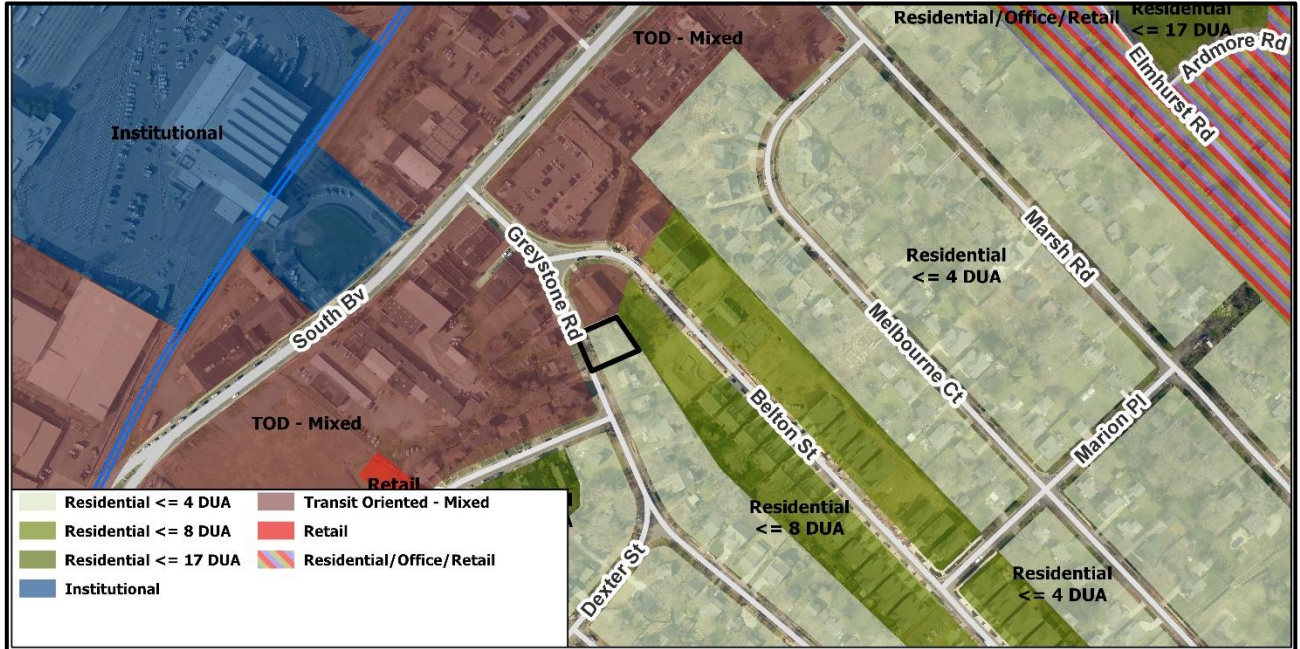
South are single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-169	Amendment to the zoning ordinance to replace 3 existing transit oriented districts with 4 new transit oriented development districts and regulations.	Approved
2015-065	Rezoned 0.28 acres from R-17MF to B-2 to allow all uses in the B-2 zoning district.	Approved
2014-064	Rezoned 59.4 acres from B-1, B-2, O-2, R-17MF, and R-8 to MUDD-O with 5 year vested rights and UR-2(CD) with 5-year vested rights to allow the development of the site with a transit supportive mixed/multi-use community consisting of up to 198,000 square feet of non-residential uses and up to 980 residential units.	Approved

## • Public Plans and Policies



- The *New Bern Station Area Plan* (2008) recommends residential development at 4 units per acre.
- The *New Bern Station Area Plan* recommends that development adjacent to the Sedgefield neighborhood provide a good transition from the low scale neighborhood to the taller buildings at the core of the station area. In addition, the plan states that site design for development across the street from single family housing in Sedgefield should be compatible with the existing housing.

## • TRANSPORTATION CONSIDERATIONS

- The site is located on a major collector east of a major thoroughfare. The site is located within the *New Bern Transit Station Area Plan*. CDOT continues to request the petitioner revise the site plan showing the correct future back of curb and setbacks.
- ~~See Outstanding Issues, Note 1.~~ Addressed.
- **Vehicle Trip Generation:**  
 Current Zoning:  
     Existing Use: 10 trips per day (based on 1 single family dwelling).  
     Entitlement: 10 trips per day (based on 1 single family dwelling).  
 Proposed Zoning: 20 trips per day (based on 2 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 outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 0 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0.
  - Dilworth (Sedgefeld K-2) at 74%
  - Dilworth (Latta 3-5) at 79%
  - Sedgefield Middle at 87%
  - Myers Park High at 119%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Greystone Road. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Charlotte Water's Upper Little Hope Creek Project. See advisory comments at [www.rezoning.org](http://www.rezoning.org)



- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding ground water services. No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**Transportation

1. The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The location of the curb for Greystone Road is 17.5 feet from centerline of the road. The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road. **Petitioner response:** Setback is now designated from a future back of curb dimension. Future back of curb is not to be constructed with this project, but setback accommodates future development in line with the New Bern Transit Station Area Plan.

Site and Building Design

2. More closely align front setback for the proposed dwelling with existing homes along Greystone Road. **Petitioner response:** Setback has been increased +/- 4' from where originally shown. Additional setback width will jeopardize developable potential of lot given depth constraints.

**REQUESTED TECHNICAL REVISIONS**

- ~~3. Verify zoning district of parcel to the south.~~ **Addressed.**

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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