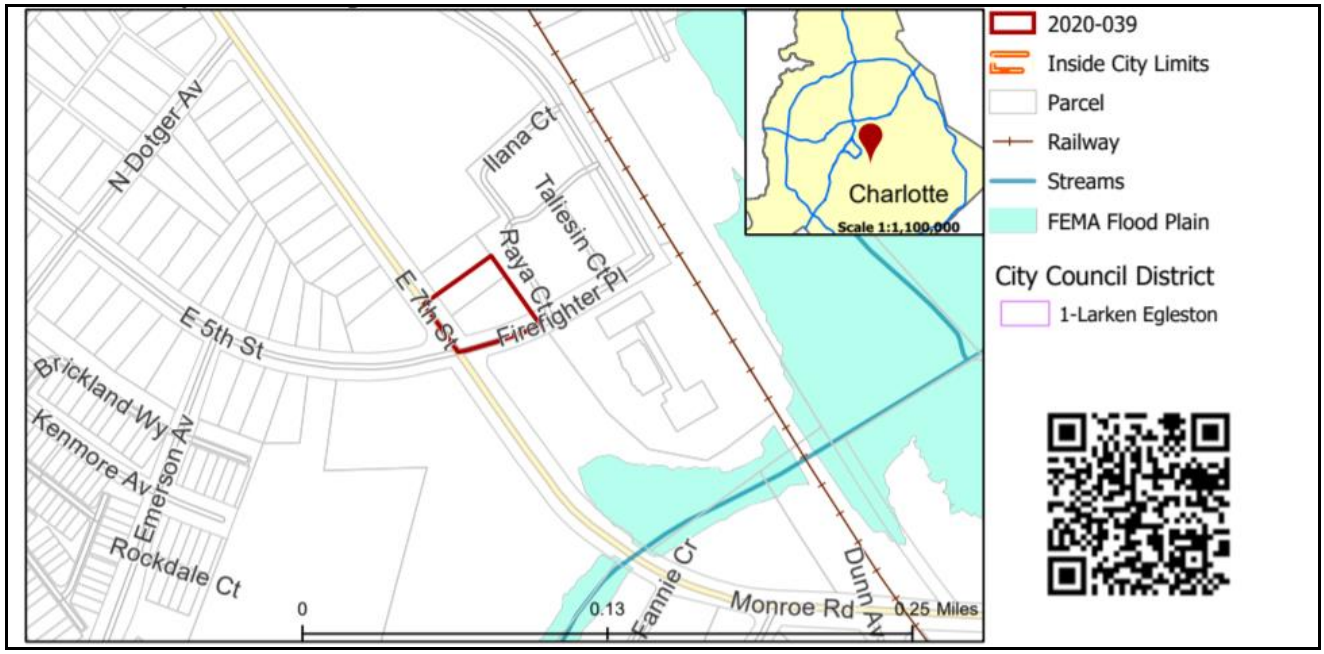
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-039
Final Hearing Staff Analysis
September 21, 2020

REQUEST	Current Zoning: R-22MF (multifamily residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 0.44 acres located north of Firefighter Place, east of 7th Street, and west of Weddington Avenue.



SUMMARY OF PETITION	The petition proposes to allow a for-sale 10-unit townhouse development at a density of 22.61 units per acre on a vacant parcel on the northeast corner of East 7th Street and Firefighter Place near Chantilly Neighborhood Park.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	SCG/TBR VENUE OWNER LLC Hinshaw Properties, LLC Collin Brown and Brittany Lins, Alexander Ricks
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1

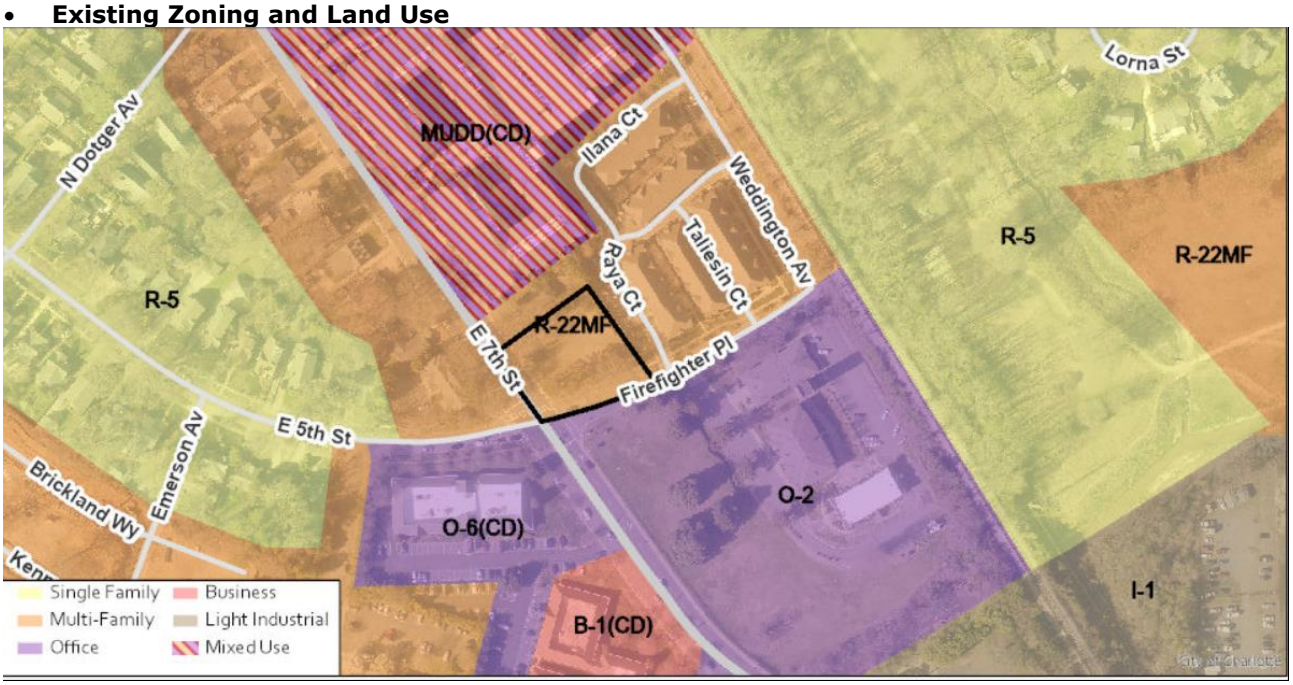
STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **consistent** with the *Elizabeth Area Plan (2011)* recommendation for residential land uses, and **inconsistent** with the recommended density for up to 22 units per acre. Rationale for Recommendation • The site is an infill parcel with frontage on 7th Street. • The proposed density is slightly over the recommended density at 22.61 units per acre. • The site is generally surrounded by existing attached and multi-family residential developments. • The plan provides buffer/ screening abutting single family homes. • The plan limits the height of the buildings to 48 feet which is compatible with surrounding development.

- The request provides a 10-foot vegetated area along the property line abutting the single family residence.
- The plan provides architectural standards related to building materials, limitations on blank walls, and treatment of corner/end units.
- The development enhances walkability via streetscape improvements along abutting frontages.

The approval of this petition will revise the adopted future land use as specified by the *Elizabeth Area Plan*, from residential up to 22 units per acre to residential over 22 units per acre for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Limits the number of alley-fed single family attached (townhome) units to 10 for a density of 22.61 units per acre.
  - Limits the building height to 48 feet.
  - Proposes ingress/egress onto Firefighter Place.
  - Provides 8-foot sidewalk and 8-foot planting strip along East 7th Street and Firefighter Place frontages.
  - Installs a 6-foot shared sidewalk along easternmost units, to tie into proposed sidewalk along Firefighter Place.
  - Proposes architectural and landscaping standards related to exterior building materials, pitched roofs, corner/end units, blank wall provisions, and rooftop terraces.
  - Prohibits vinyl siding, excluding vinyl handrails, windows, soffits, doors, garage doors, railings, or trim, and concrete masonry units not architecturally finished.
  - Notes the amount of exterior cementitious siding shall not exceed 25% in the aggregate for all buildings on the Site.
  - Notes garage doors of Units 5 and 6 will include translucent garage door windows and other projecting architectural elements such as, but not limited to, arbors.
  - Provides 10-foot vegetated area and 8-foot high retaining wall along the north property line to be planted to Class C buffer standards. Notes vegetated area may be eliminated if abutting parcel with existing single family residential home is redeveloped to a use other than single family residential.
  - Identifies proposed usable open space areas.
  - Proposes payment in lieu option for tree save.
- **Existing Zoning and Land Use**

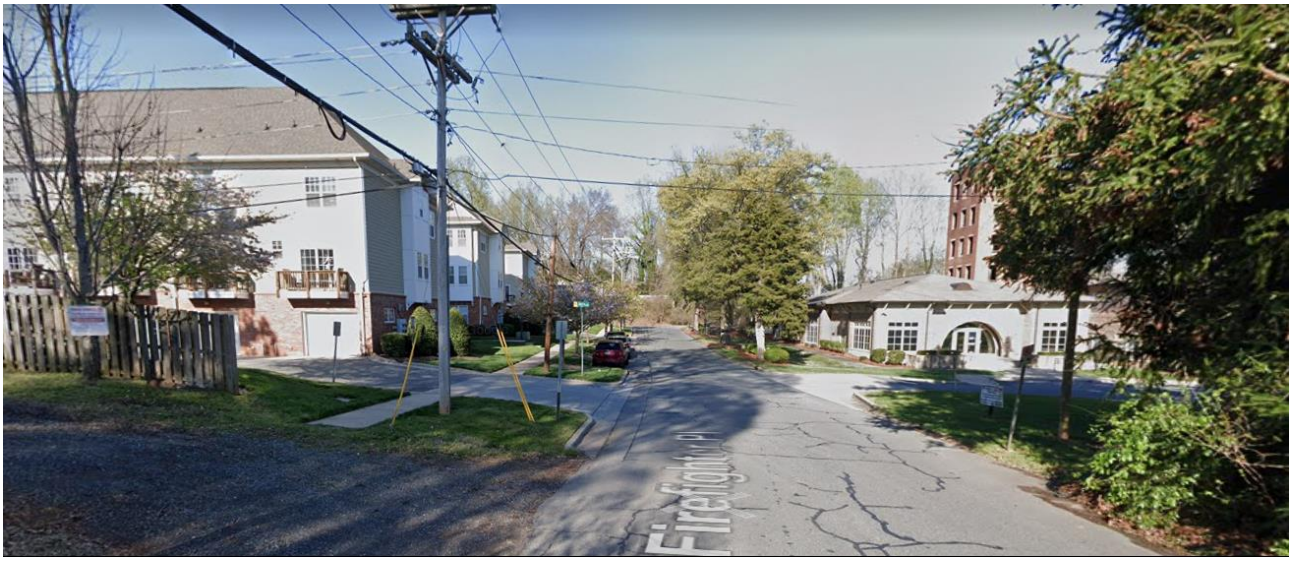


The site is currently vacant and is surrounded by a mix of single family neighborhoods, multifamily residential communities, institutional uses, and office uses in various zoning districts.





The site is currently vacant.



East are townhomes and office uses.



Immediately north is a single family house.



North and west, along E. 7th Street, are apartments and condominiums.

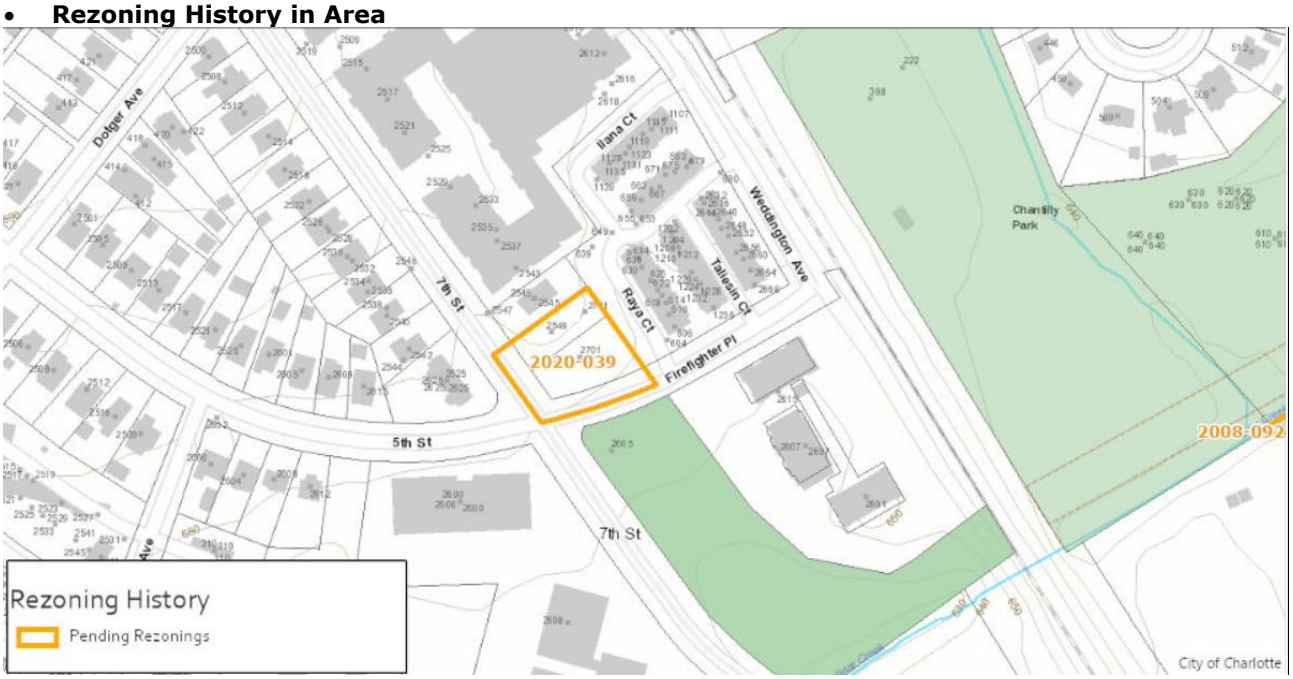


West are single family homes.



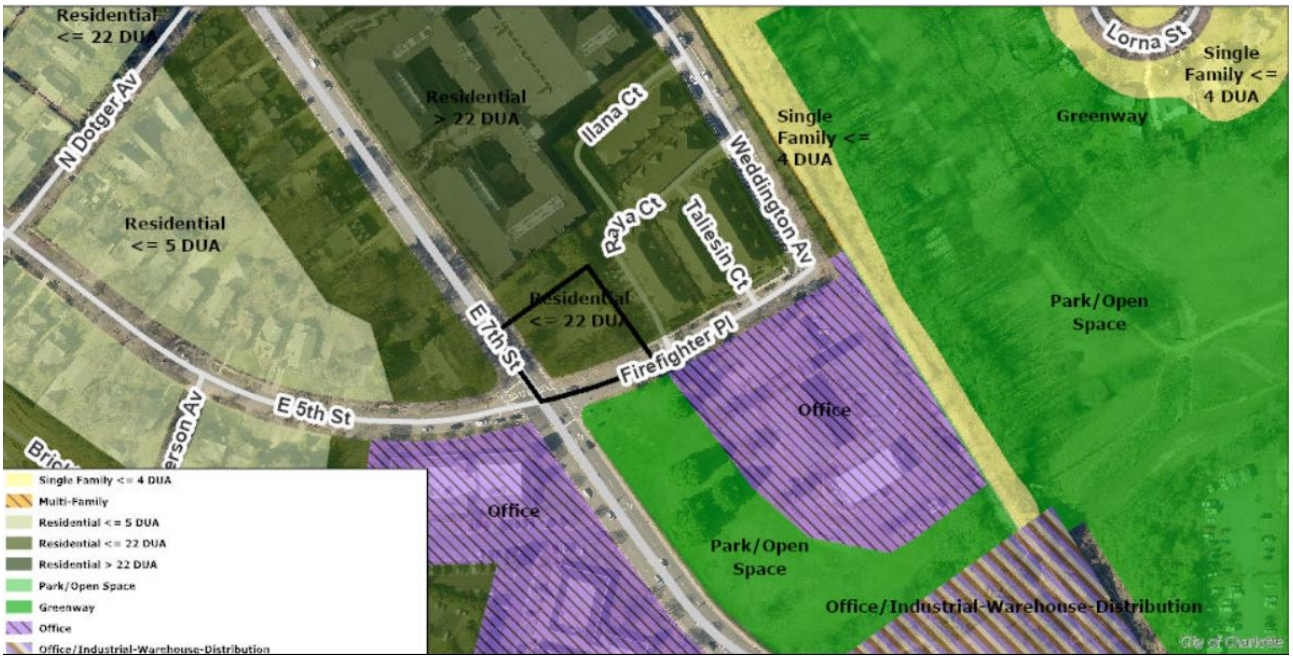
South, along E. 7th Street, are office and institutional uses.

- **Rezoning History in Area**



There have been no recent rezonings in the immediate area.

- **Public Plans and Policies**



- The *Elizabeth Area Plan* recommends residential land uses up to 22 units per acre for this site.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a major thoroughfare road. The site plan commits to an 8-foot planting strip and 8-foot sidewalk along 7th Street and Fireplace Place. CDOT continues to request the construction of the accessible ramps and associated pedestrian signal improvements to meet Charlotte WALKS City policy and accessible ramp requirements to promote walkability to the nearby Briar Creek Greenway.
  - Active Projects Near the Site:
    - Briar Creek Greenway, Central Ave. to Monroe Rd. (proposed access across Firefighter Pl. from site)
      - Scope: construct new greenway between Central Ave. and Monroe Rd./7th St.
      - Current phase: Design

- PM: Mecklenburg County Park & Rec

- ~~See Outstanding Issues, Notes 1-4~~ Addressed
- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: Vacant land
  Entitlement: 50 trips per day (9 apartments; based on R-22MF zoning)
  Proposed Zoning: 75 trips per day (10 townhomes; site plan).

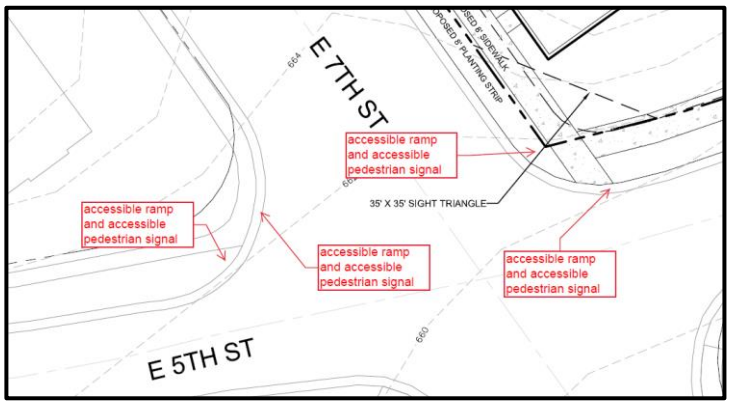
DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 2 students, while the development allowed under the proposed zoning may produce 1 student.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Eastover Elementary at 98%
    - Sedgefield Middle at 73%
    - Myers Park High at 125%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along E 7th Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along E 7th Street. See advisory comments at 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
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

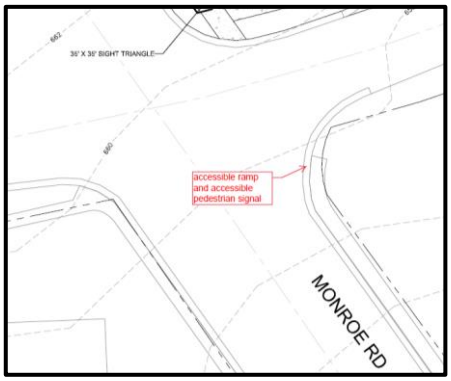
Transportation

1. ~~The petitioner should revise the site plan and conditional note(s) to commit to construct dual ramps at the corner of E 7t Street and E. 5th Street to meet the City's Charlotte WALKS Policy and PROWAG. In addition, the developer should commit to provide accessible push buttons for its corner. The site plan should label and dimension both items from the back of curb and gutter and road centerline.~~ Rescinded



2. ~~The petitioner should revise the site plan and conditional note(s) to commit to construct dual ramps at the corner of Monroe Road and E. 5th Street to meet City's Charlotte WALKS Policy and~~

~~PROWAG. The site plan should label and dimension both items from the back of curb and gutter and road centerline.~~ Rescinded



~~3. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2' behind back of sidewalk where feasible.~~ Addressed

~~4. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~ Rescinded

Site and Building Design

~~5. Specify 10-foot vegetated area will be to Class C buffer standard.~~ Addressed

REQUESTED TECHNICAL REVISION

Site and Building Design

~~6. Under Development Data either modify language to state parking will meet ordinance requirements or clarify how it will exceed requirements.~~ Addressed

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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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