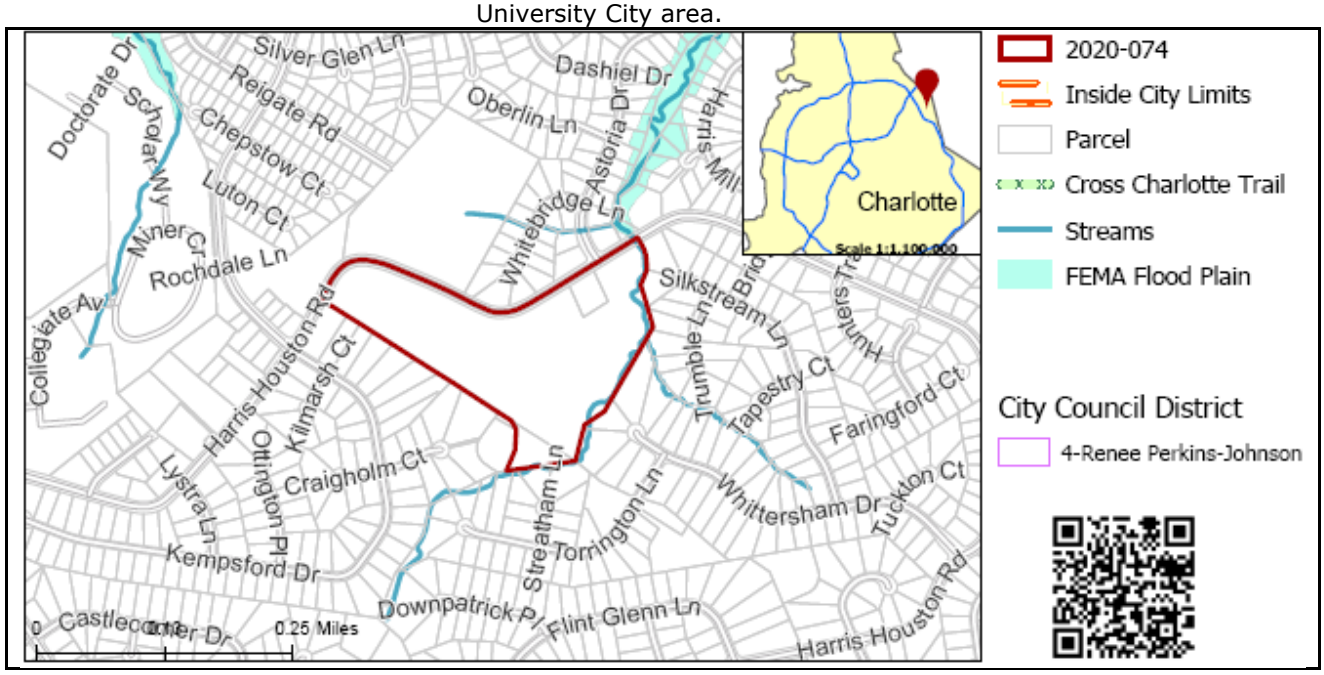
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-074
Post Hearing Staff Analysis
October 6, 2020

REQUEST	Current Zoning: R-3 (single family) Proposed Zoning: R-8 MF(CD) (multi-family residential, conditional)
LOCATION	Approximately 21.08 acres located off Harris Houston Road in the University City area.



SUMMARY OF PETITION	The petition proposes to rezone the subject property to R-8MF(CD) with the intention of developing the site into a multi-family residential community consisting of up to 83 dwelling units (3.93 dwelling units per acre (DUA)).
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	James W. Harris, Jr. Bob Dyer, Redwood USA Bob Dyer, Redwood USA
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Virtual Community Meeting: 26

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition's proposed multi-family housing type is **inconsistent** with the *Northeast District Plan's* (1996) recommendation for single family residential but **consistent** with the Plan's density recommendation of up to four DUA. <u>Rationale for Recommendation</u> • Although the petition proposes multi-family dwelling units, the DUA for this project does not exceed the recommended land use density of four DUA. • The petition assists in achieving the *Northeast District Plan's* goal of attractive and diverse neighborhoods by offering a type of housing not currently found in the area. Additionally, the proposal enhances mobility by committing to the construction of a 12' multi-use path to accommodate bike and pedestrian travel.

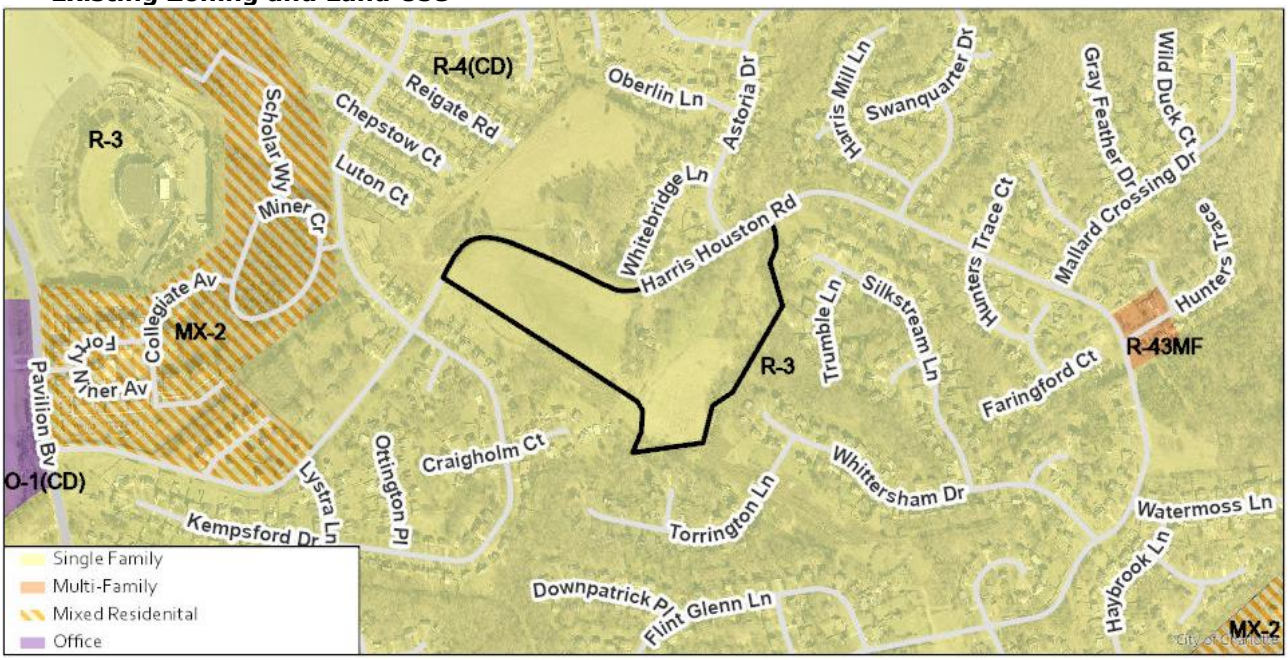
- The petitioner commits to provide accessible public open space by dedicating a 50-foot easement along the eastern property boundary for future greenway use.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from single family residential up to four DUA to residential up to four DUA for the site.

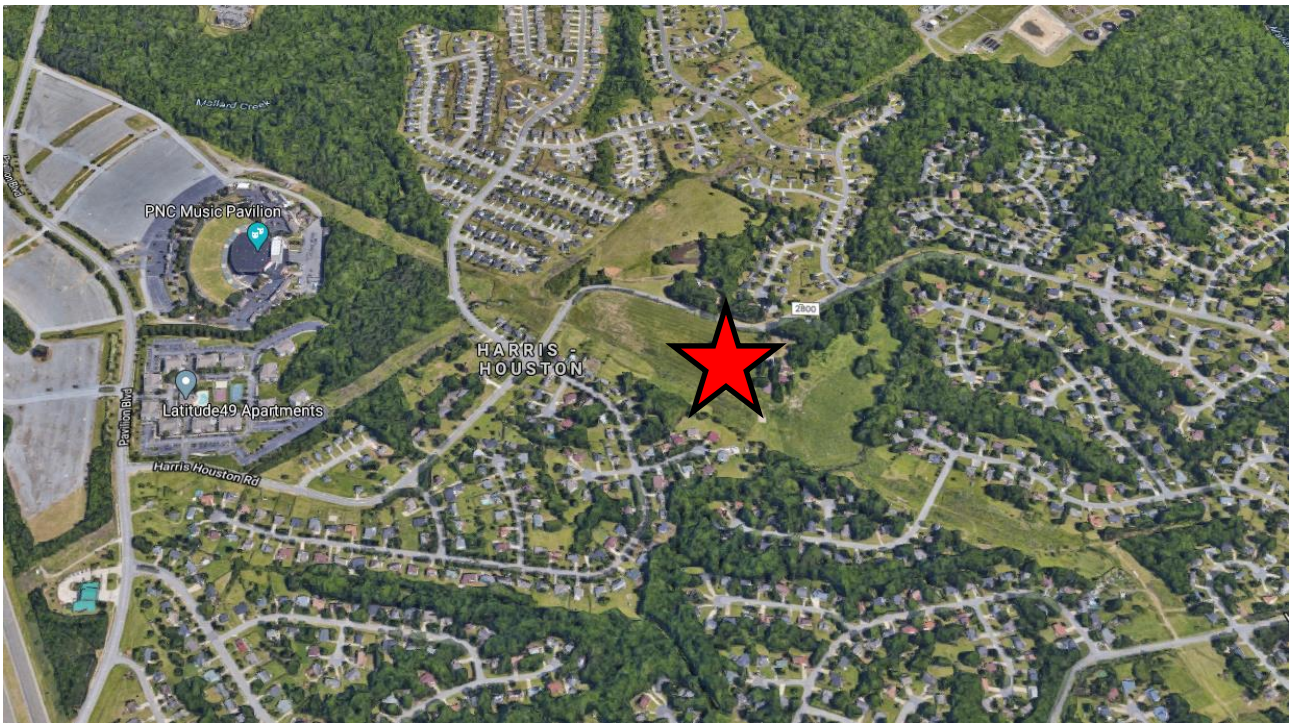
PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Proposes the construction of a multi-family residential community with up to 83 single family attached dwelling units as well as one leasing office/maintenance building and any accessory uses allowed in the R-8 MF zoning district.
  - Caps maximum height of principal structures at one story/40 feet.
  - Proposes a network of private internal streets and private driveway connection to Harris Houston Rd.
  - Parking provided by provision of a two-car garage with each residential dwelling unit and an additional two spaces provided within the driveway area along with guest parking spaces near the leasing office.
  - Proposed transportation improvements including:
    - Widening a portion of Harris Houston Rd. along property frontage and providing an 8-foot planting strip and 12-foot multi-use path along the property's frontage in lieu of a 5-foot bike lane.
    - Internal network of sidewalks that connect to entryways and to the proposed 12-foot multi-use path.
  - Commits to architectural standards including:
    - Raised residential entrances for any residence within 15-feet of the sidewalk.
    - Wrapped porches/stoops for any corner unit or a limit of blank wall expanses to 10 feet.
    - Translucent windows or projecting elements over the garage door opening to minimize the visual impact of forward facing garages.
    - Limit the massing of residential units within a primary structure to no more than 5 when fronting required public or private network streets.
  - Dedicates 50' PCCO buffer to Mecklenburg County Parks and Recreation for construction of future greenway.
  - Fully capped attached and detached lighting.

- **Existing Zoning and Land Use**



There have been no historic rezonings at this site. The parcel is a former or current pasture and farmhouse with associated outbuildings. The area is surrounded by farmland and detached single family homes on all sides. Moving further away from the property to the west and closer to N. Tryon Street, multi-family housing and retail uses can be found.



General location of site denoted by red star.



Looking east toward the site from Harris Houston Road. The site is currently pastureland.



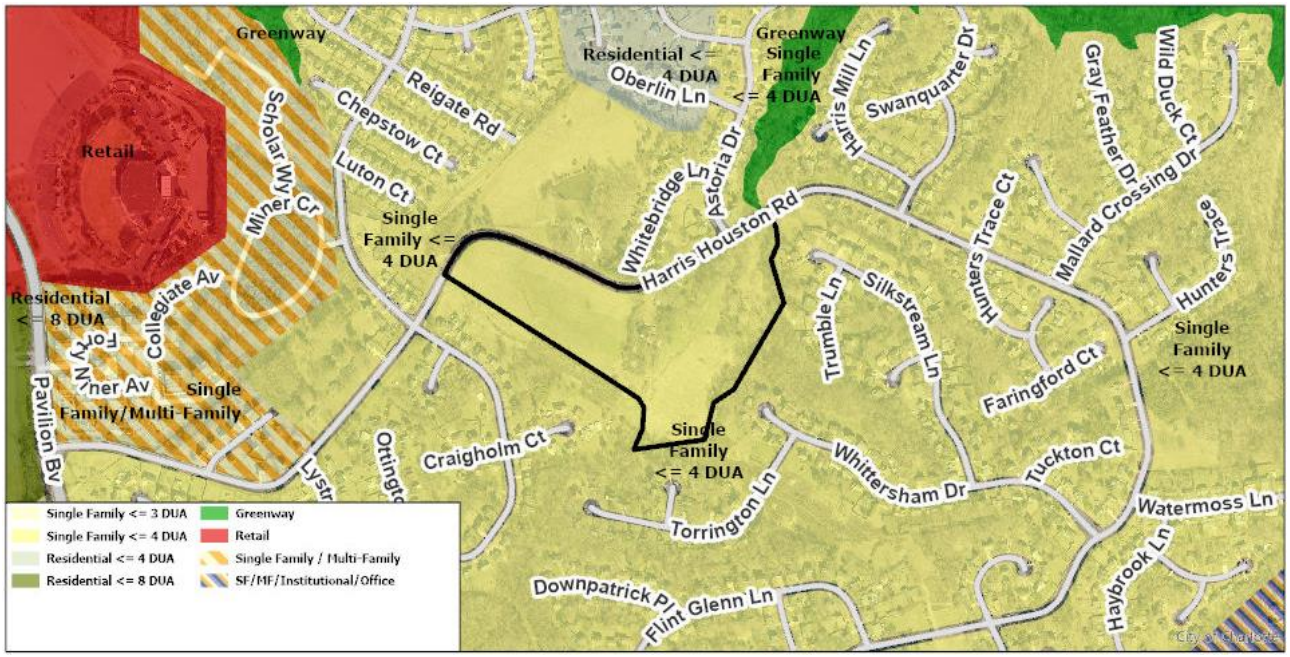
The surrounding housing typology is largely detached single family homes. This view is looking north (immediately adjacent to the subject property) along Harris Houston Road in the vicinity of Whitebridge Lane.

- **Rezoning History in Area**



There have been no rezonings in the immediate area of this petition over the last 5 years.

- **Public Plans and Policies**



- The *Northeast District Plan* (1996) recommends single family residential up to four DUA for the site.

- **TRANSPORTATION SUMMARY**
  - The site is located on Harris Houston Road (city-maintained, collector road). The petitioner has committed to widen Harris Houston Road to Charlotte Land Development Standards Manual (CLDSM)'s collector street standards, along the petitioner's site frontage. This street widening also includes streetscape improvements, including an 8-ft planting strip and 12-ft multi-use path, in accordance with Charlotte BIKES and Chapter 19 ordinance requirements.
- **Active Projects:**
  - There are no active projects in the immediate area.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: 20 trips per day (based on 2 SFR dwellings).

  Entitlement: 680 trips per day (based on 63 SFR dwellings).

  Proposed Zoning: 590 trips per day (based on 83 townhomes).

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 Department of Solid Waste 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 35 students, while the development allowed under the proposed zoning may produce 23 students. Therefore, the net decrease in the number of students generated from existing zoning to proposed is 12 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Stoney Creek Elementary from 110% to 112%
    - James Martin Middle remains at 74%
    - Vance High remains at 129%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Houston Road. Sanitary sewer system infrastructure is also accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Houston Road and through the eastern portion of the parcel. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **Erosion Control:** See advisory comments at www.rezoning.org
  - **Land Development:** See advisory comments at www.rezoning.org
  - **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:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUES

Transportation

~~1. Add dimensions on the site plan. The site plan should show the curb and gutter labeled and dimensioned from the centerline of each road.~~ ADDRESSED

~~2. Include the following language within the rezoning conditional notes: The petitioner should revise the site plan to add a note specifying the 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

~~3. The petitioner should revise the site plan and conditional note(s) references to "12' asphalt MUP" to CLDSM standard detail number 10.42 – Multi-use Path.~~ ADDRESSED

Environment

~~4. If planting tree save or using other mitigation options for tree save, you must calculate area at 1.5 times 15 percent. Only preserved tree save is calculated at 15 percent. Clearly show tree save areas to be preserved on plans.~~ ADDRESSED

5. ~~Add note in Section 5 that tree survey of existing R/W trees will be required at first submittal of plan review. Trees in R/W must be preserved or will require mitigation~~. ADDRESSED

REQUESTED TECHNICAL REVISIONS

Site and Building Design

~~6. Rectify the differing height/story notes in the development data table and Section 4.~~ ADDRESSED

7. ~~Remove note 2.b~~. ADDRESSED
8. ~~Remove note 4.c.~~ ADDRESSED

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

Planner: Will Linville (704) 336-4090