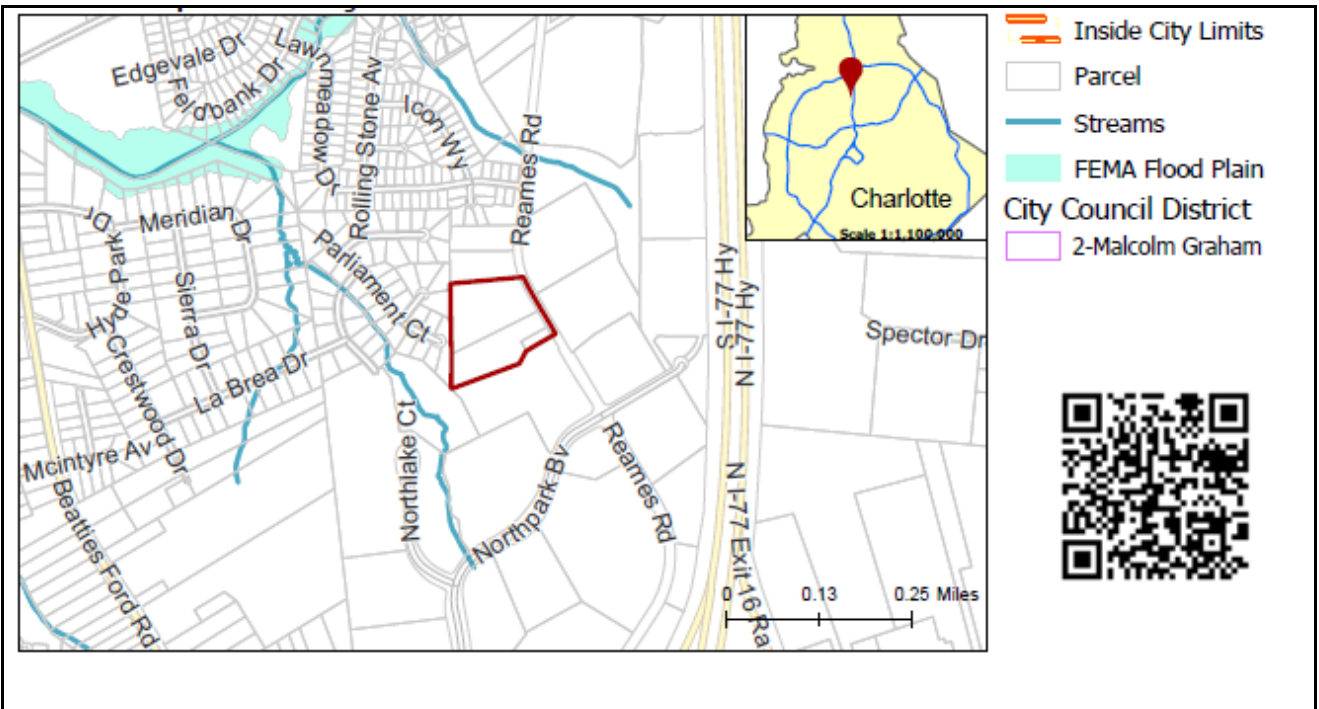


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 9.09 acres located along the west side of Reames Road, north of Sunset Road, and south of Lawnmeadow Drive.



SUMMARY OF PETITION

The petition proposes a residential community allowing up to 72 single family attached townhomes with a density of 8 dwelling units per acre on vacant land.

PROPERTY OWNER

Ross Stuart

PETITIONER

D.R. Horton

AGENT/REPRESENTATIVE

Andrew P. Grant

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 8

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Northwest District Plan* (1990) land use recommendation of single-family residential use up to 4 dwelling units per acre, but **consistent** with the *General Development Policies*, which support a density of up to 8 dwellings per acre.

Rationale for Recommendation

- This petition proposes up to 72 for-sale townhome units for a density of 8 dwelling units per acre (DUA).
- The General Development Policies (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. While the petition is inconsistent with the future

land use recommended density of 4 DUA, it meets the General Development Policies locational criteria for consideration of up to 8 DUA.

- The *Northwest District Plan (1990)* has a goal of encouraging a wide range of housing opportunities with an emphasis upon quality of development. This petition will provide increased housing opportunities in this area of Charlotte.
- This petition commits to connectivity between future developments by proposing to construct a street stub on the northeastern part of the development.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan (1990)*, from Single Family up to 4 DUA to Residential up to 8 DUA for the site.

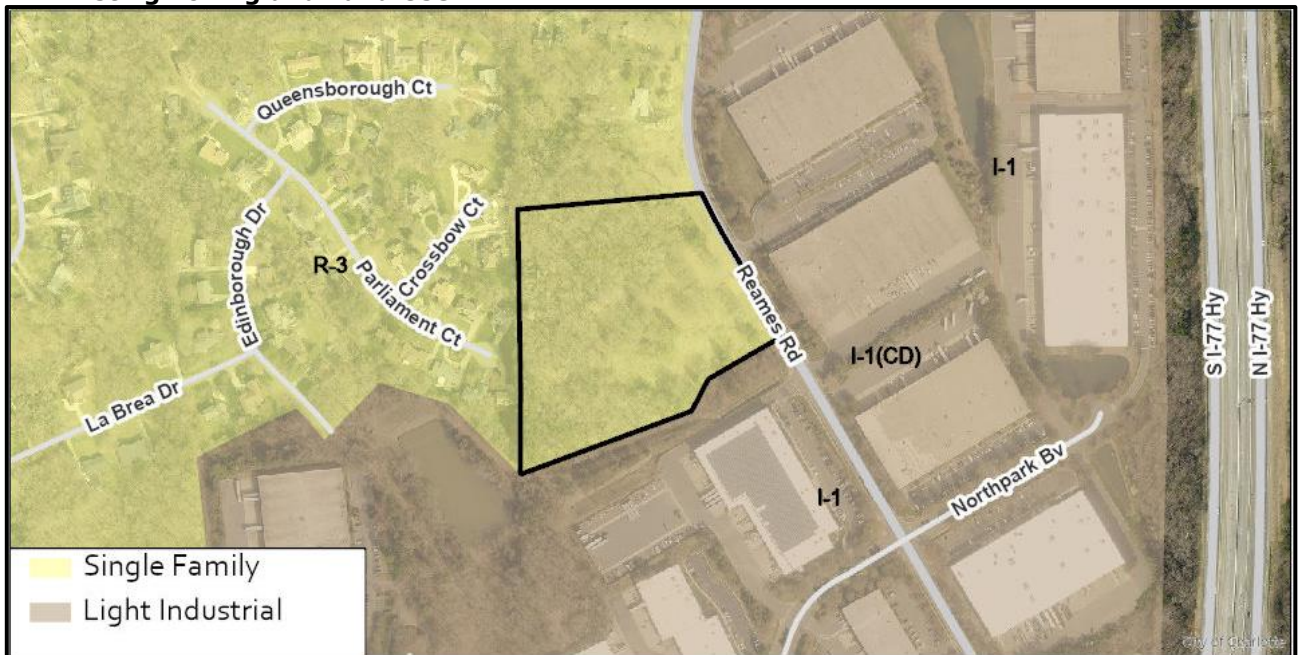
PLANNING STAFF REVIEW

• Proposed Request Details

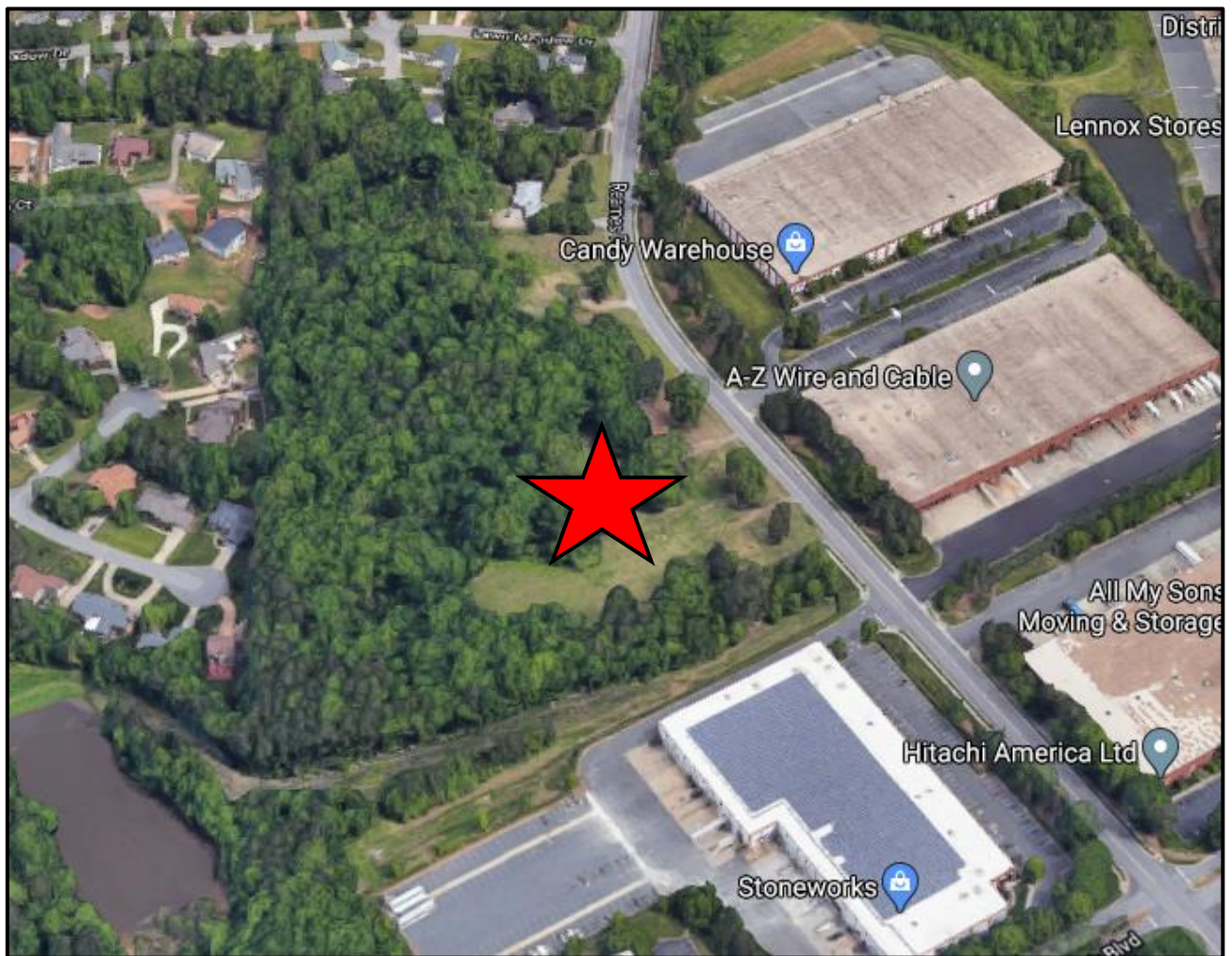
The site plan accompanying this petition contains the following provisions:

- Allows up to 72 for-sale townhome units for a density of 8 dwelling units per acre.
- Access will be provided off Reames Road.
- Provides an 8-foot planting strip and a 6-foot sidewalk on Reames Road frontage.
- Provides a 5-foot bike lane and an 11-foot center lane along Reames Road frontage.
- Dedicates all rights-of-way in fee simple conveyance to the City.
- Provides sidewalks along all streets.
- Proposes to construct a street stub on the northeastern part of the development.
- Provides a small park with landscaping and hardscaping.
- Provides a Class C buffer next to abutting residentially zoned land and a Class A buffer to abutting industrially zoned land.
- No street or pedestrian connection is proposed to existing Parliament Court.
- Provides a one car garage for each unit.
- Exterior building materials include: brick veneer, stone, manufactured stone, cementitious siding, and vinyl.
- Limits blank wall expanse to 20-feet.

• Existing Zoning and Land Use



The subject property is undeveloped. The surrounding land uses include single family, warehouse and industrial uses.



The subject property (denoted by red star) is undeveloped.



The property to the east along Reames Road is developed with a warehouse use.



The property to the south along Reames Road is developed with warehouse uses.

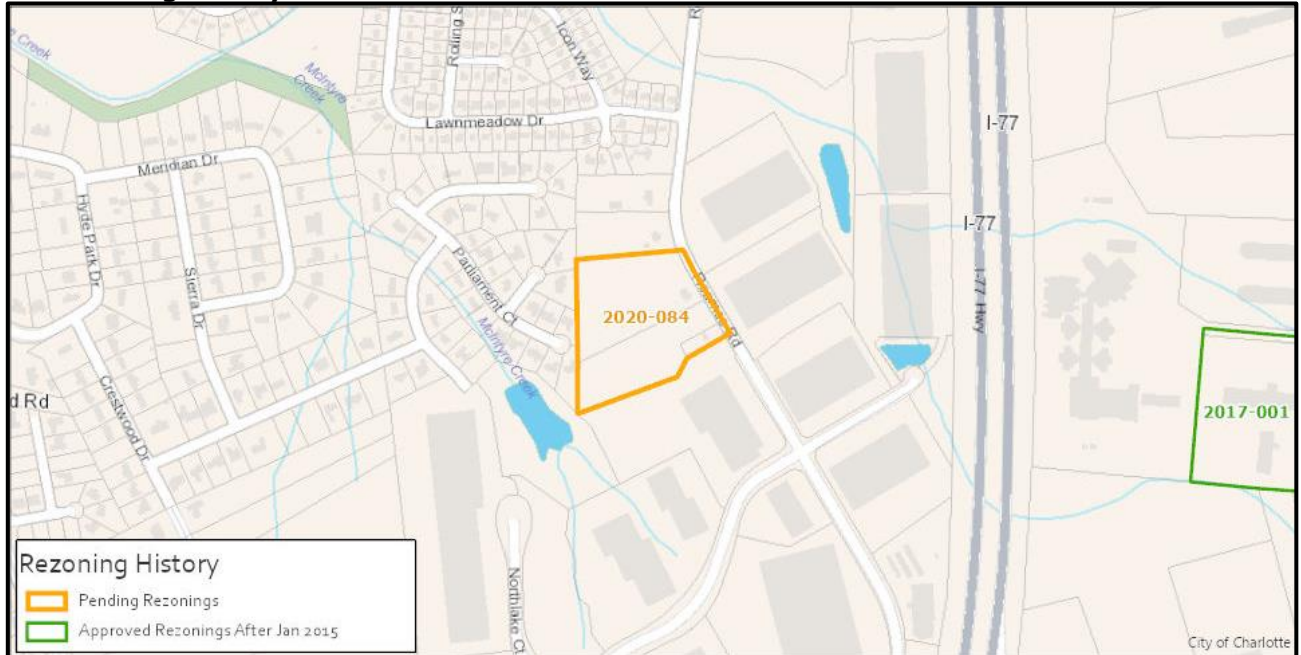


The property to the east along Parliament Court is developed with single family homes.



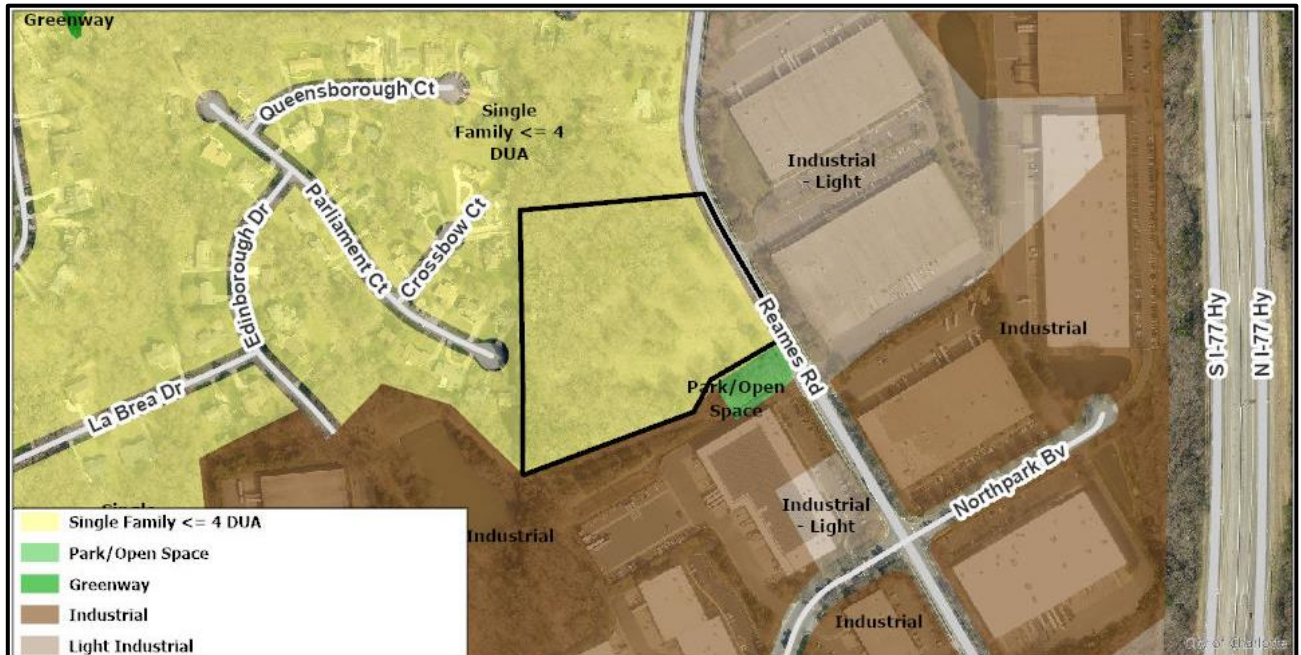
The property to the north along Reames Road is developed with single family homes.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-001	Rezoned 11.9 acres to allow all uses in the I-2 zoning district.	Approved

- Public Plans and Policies**



- The *Northwest District Plan* (1990) calls for single family residential use up to 4 DUA.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 8 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 8 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	1
Connectivity Analysis	2

Road Network Evaluation	1
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 8	Total Points: 11

- **TRANSPORTATION SUMMARY**

- The site is located on Reams Road just North of Sunset Road in between two collector roads, Northpark Boulevard and Lawnmeadow Drive. Currently, Reams Road and the proposed street network within the site do not meet City standards. The proposed multi-family development will not increase connectivity throughout the area, however, it should not have a large impact on the existing roadway network. Additionally, a 5-foot bike lane is being proposed conforming with the City's BIKES Plan as well as a sidewalk connection to the surrounding pedestrian network.
- **Active Projects:**
 - There are no active projects within the immediate vicinity.
- **Transportation Considerations**
 - ~~See Outstanding Issues, Note 1.~~ **ADDRESSED**
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 310 trips per day (based on 27 single family dwellings).
 - Proposed Zoning: 500 trips per day (based on 72 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 12 students, while the development allowed under the proposed zoning may produce 11 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Hornets' Nest Elementary remains at 100%.
 - Ranson Middle remains at 120%.
 - Hopewell High remains at 93%
- **Charlotte Water:** Water service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. 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. Reams Road: The future location of back of curb and gutter is located 24 feet from the centerline of the road. The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road.~~ **ADDRESSED**

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

Planner: Michael Russell (704) 353-0225