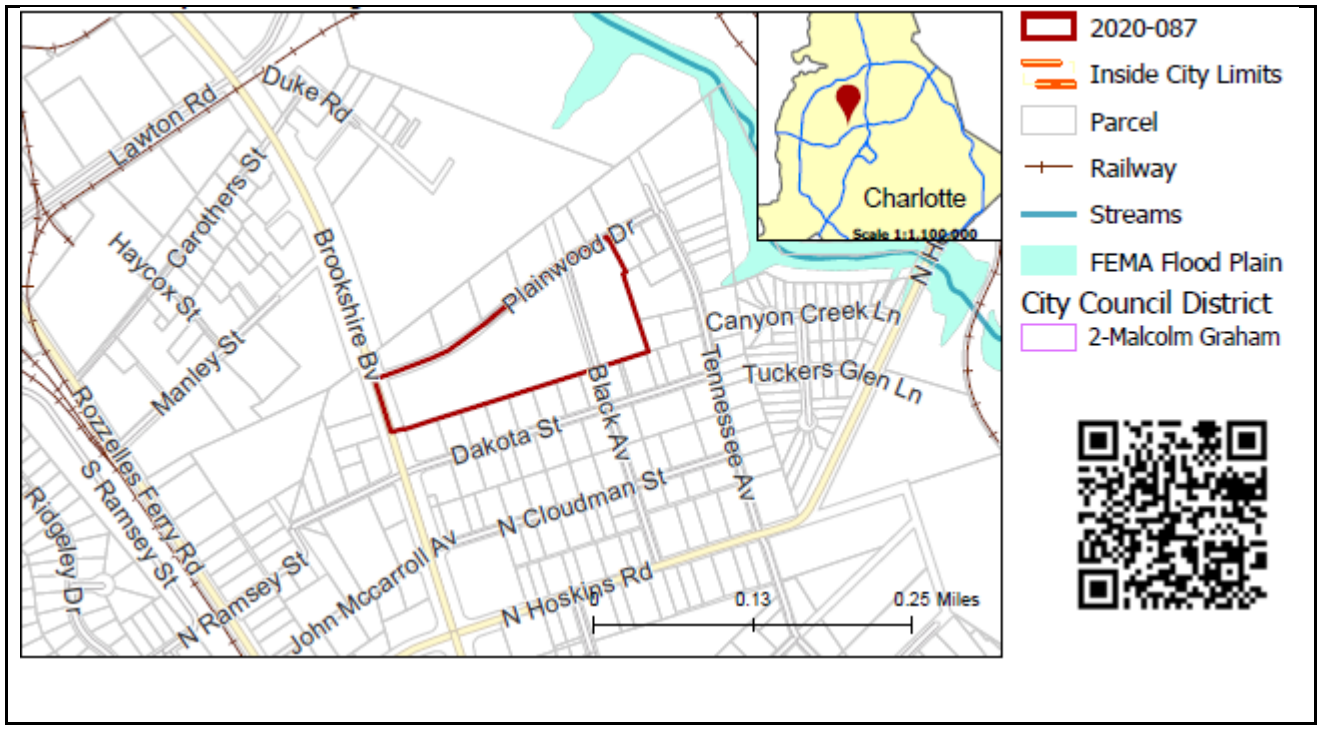
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-087
Final Staff Analysis
October 19, 2020

REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)
LOCATION	Approximately 7.81 acres located on the east side of Brookshire Boulevard, north of Dakota Street, west of Tennessee Avenue.



SUMMARY OF PETITION	The petition proposes to allow up to 93 single family attached dwelling units (townhomes) with a density of 11.9 dwelling units per acre on vacant land.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Plainwood, LLC Plainwood, LLC John Carmichael, Robinson, Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The western portion of this petition is **inconsistent** with the *Thomasboro-Hoskins Area Plan (2002)* recommendation of single family residential up to 5 dwelling units per acre. The eastern portion of this petition is **inconsistent** with the *Northwest District Plan (1990)* recommendation of single family residential up to 6 dwelling units per acre. The petition is **consistent** with the General Development Policies (GDP) recommendation for residential uses at up to 17 dwelling units per acre

Rationale for Recommendation

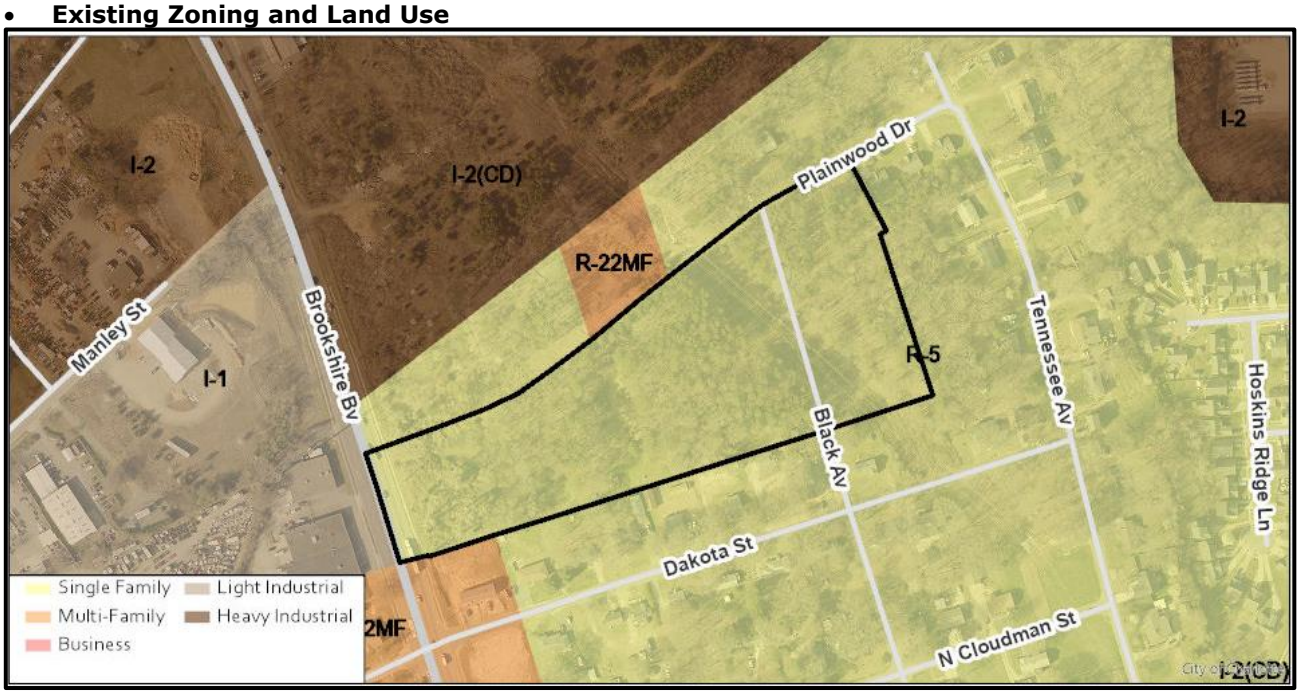
- This petition proposes up to 93 townhome dwelling units on this site for a density of 11.9 dwelling units per acre.
- The General Development Policies (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 12 dwellings per acre.
- The petition commits to increased pedestrian connectivity by committing to install an 8-foot-wide planting strip and a 6-foot wide sidewalk along the Site's frontages on Plainwood Drive and Black Avenue.
- This petition proposes to complete the street network along Plainwood Drive and Black Avenue. These streets will be for public use.
- The *Thomasboro-Hoskins Area Plan* (2002) has a goal to prioritize infill development to stabilize the neighborhood's housing stock. This petition will increase housing options in this area and establish valuable street infrastructure for future development to the north of the site.
- This petition's proposal of townhome uses with a density of 11.9 DUA are an appropriate good transition to the non-residential uses along Brookshire Boulevard to the north of the parcel.

The approval of this petition will revise the adopted future land use as specified by the *Thomasboro-Hoskins Area Plan (2002)* and the *Northwest District Plan (1990)* from single family residential up to 5 DUA and single family residential up to 6 DUA to residential up to 12 DUA.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Proposes up to 93 attached townhome dwelling units and accessory uses allowed in the R-12MF zoning district.
  - Commits to include a right-turn lane on Brookshire Boulevard into the proposed site.
  - Commits to construct an internal public and private street network.
  - Constructs a 12-foot multi-use path along Brookshire Boulevard.
  - Commits to install an 8-foot-wide planting strip and a 6-foot wide sidewalk along the site's frontages on Plainwood Drive and Black Avenue.
  - Provides a landscaped buffer next to single family zoning and the site.
  - Provides walkways to connect entrances to driveways.
  - Limits individual units per building to 5 or fewer units.
  - Provides each unit with a garage.
  - Provides each unit with a covered front stoop.

- **Existing Zoning and Land Use**



The property is currently zoned R-5. The surrounding land uses include single family residential and industrial/warehouse uses.



The subject property (denoted with red star) is vacant



The property to the south along North Dakota Street is developed with single family homes.



The property to the north of Plainwood Drive is vacant.

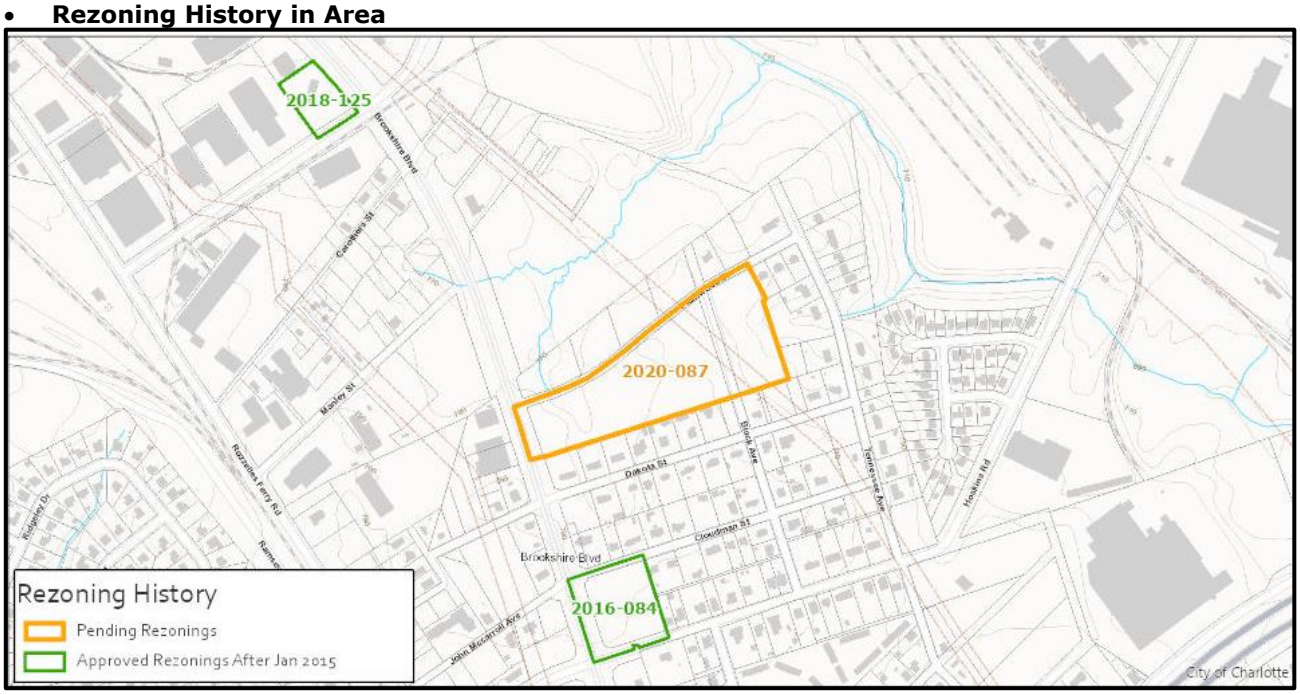


The property to the east along Tennessee Avenue is developed with single family homes.



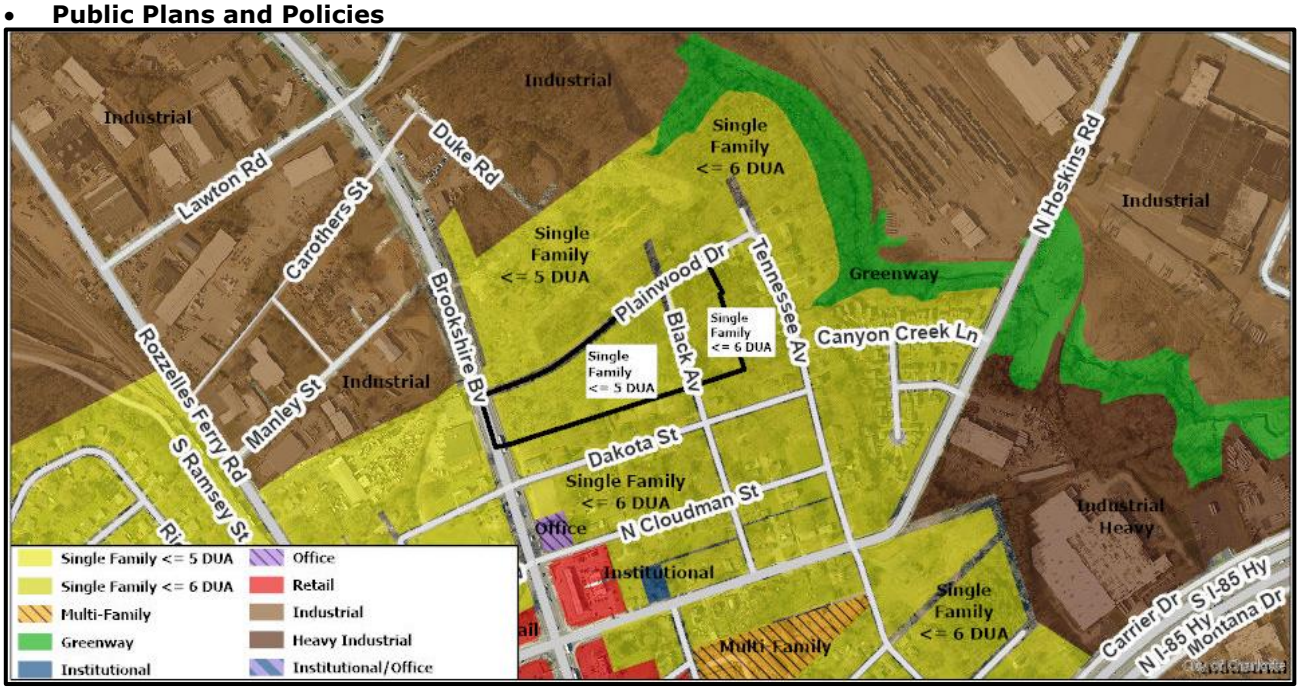
The property to the west across Brookshire Boulevard is developed with warehouse uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-084	Rezoned 1.85 acres to redevelop a convenience store with gas sales to a QuikTrip store.	Approved
2018-125	Rezoned 1.06 acres to allow all uses in the I-1 zoning district.	Approved

- **Public Plans and Policies**



- The *Thomasboro-Hoskins Area Plan (2002)* calls for single family residential up to 5 DUA.
- The *Northwest District Plan (1990)* calls for single family residential up to 6 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 17 dwellings per acre as illustrated in the table below.

Assessment Criteria	**Density Category – up to 12 dua**
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	4
Road Network Evaluation	1
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	**Total Points: 14**

- **TRANSPORTATION SUMMARY**
  - The site is located on a major thoroughfare and a local street. The petitioner has committed to including a right-turn lane on Brookshire Boulevard into the proposed site, in addition to constructing an internal public and private street network. The petitioner has also committed to incorporating a 12-foot multi-use path, in accordance with Charlotte BIKES. CDOT and petitioner are continuing to clarify minor technical clarifications, for the rezoning site plan to match the conditional notes.
- **Active Projects:**
  - No active projects
- **Transportation Considerations**
  - ~~See Requested Technical Revisions, Notes 1-5.~~ ADDRESSED
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: 0 trips per day (based on vacant land).

  Entitlement: 440 trips per day (based on 39 single family dwellings).

  Proposed Zoning: 660 trips per day (based on 93 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 18 students, while the development allowed under the proposed zoning may produce 15 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Thomasboro K-8 from 128% to 130%
    - West Charlotte High remains at 94%
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Dakota Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Dakota 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 Requested Technical Revisions, Note 6~~ ADDRESSED
  - **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.

REQUESTED TECHNICAL REVISIONS

Transportation

~~1. The petitioner should clarify which streets are proposed to be private streets on the revised site plan.~~ ADDRESSED

~~2. The petitioner should revise the site plan to condense the number of front-loaded driveways along Black Avenue, and please clarify that this street will be public.~~ ADDRESSED

~~3. The petitioner should revise the site plan to show and call-out the 8-foot planting strip and 6-foot sidewalk, in reference to conditional note (Section E.1.)~~ ADDRESSED

~~4. The petitioner should revise the site plan to show and call-out the 12-foot multi-use path along Brookshire Boulevard, in reference to conditional note (Section E.2.); please remove the following language: "if not approved by NCDOT or any other applicable governmental authorities..."~~ ADDRESSED

~~5. The petitioner should revise the site plan to show the northbound drop right-turn lane in the proposed Brookshire Boulevard access, in reference to conditional note (Section C.5.); please remove the following language: "if not approved by NCDOT or any other applicable governmental authorities..."~~ ADDRESSED

Environment

~~6. Please include the following note under Environmental Features:~~

~~The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.~~ ADDRESSED

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

Planner: Michael Russell (704) 353-0225