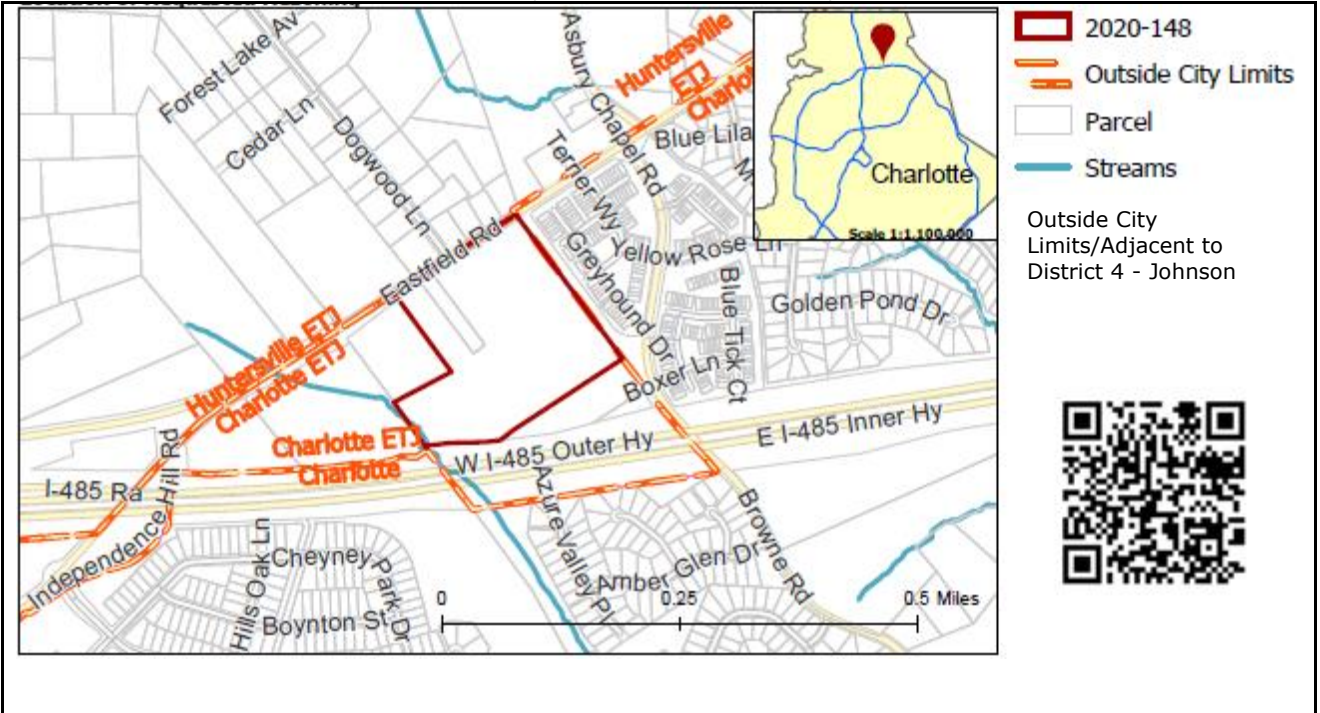


REQUEST

Current Zoning: MX-1 INNOV (mixed use, innovative)
 Proposed Zoning: MX-2 INNOV (mixed use, innovative)

LOCATION

Approximately 21.92 acres located on the south side of Eastfield Road, north of Interstate 485, and west of Browne Road.



SUMMARY OF PETITION

The petition proposes to allow a residential community of single-family attached and detached dwellings with a density of 4.2 dwelling units per acre on land developed with an historic house and out buildings.

PROPERTY OWNER

Margaret Darden McLeod

PETITIONER

Bowman Sumner, LLC

AGENT/REPRESENTATIVE

John Holcomb, Kimley-Horn and Associates

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
 Number of people attending the Community Meeting: 6

**STAFF
 RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Prosperity Hucks Area Plan (2015)* recommendation of residential uses up to 6 dwelling units per acre (DUA).

Rationale for Recommendation

- This site was rezoned in July 2020 to MX-1, proposing up to 48 townhomes and 38 single family homes with at DUA of 4.2. The petitioner of this site requests MX-2 zoning because it allows for reduced front yard setbacks. Reduced yard setbacks will preserve the aesthetics of the historic farmhouse located on the property and will create a community that compliments the historic preservation of the farmhouse.

- This proposal carries out the area plan's recommendation of including a mixture of thoughtfully arranged housing types in the Prosperity Hucks area, such as single-family detached homes and single-family attached homes.

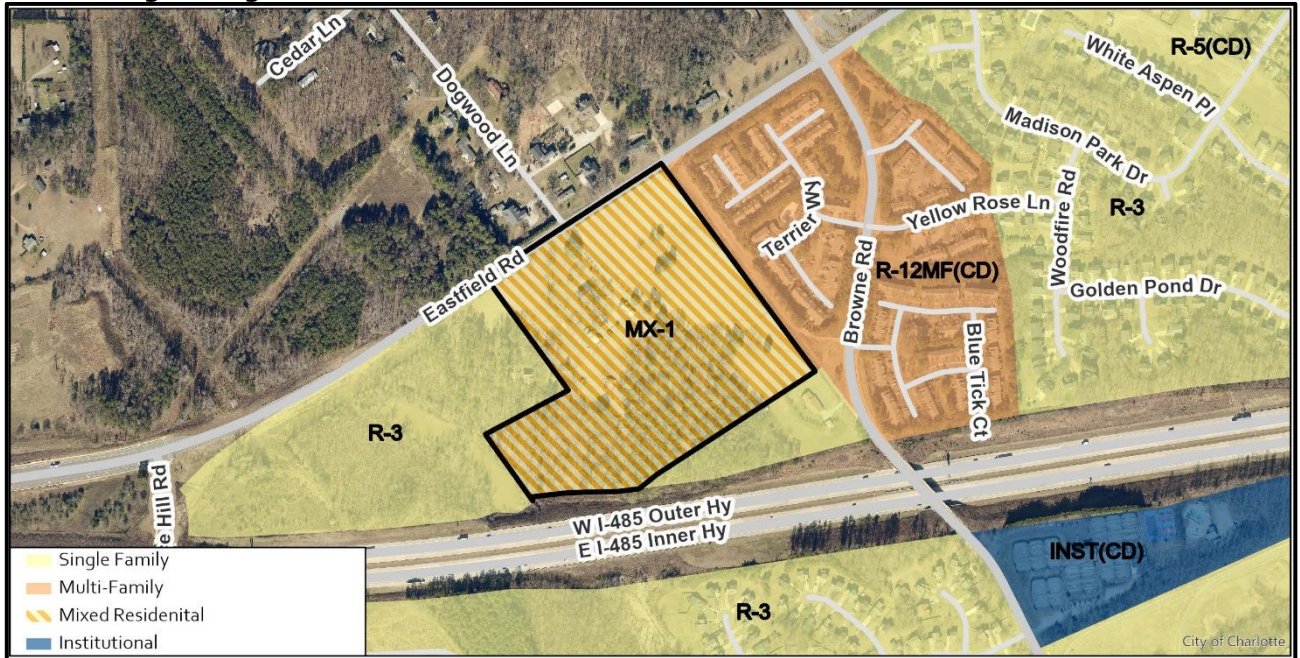
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 38 single-family dwellings and 48 townhomes.
- Innovative Standards include reduced setbacks and lot size: 14-foot setback for single family dwellings and 8-foot setback for townhomes, measured from the right-of-way.
- Access to be provided by Eastfield Road and Browne Road.
- Provides curb and gutter and sidewalk along Eastfield Road.
- Provides local street network connecting Eastfield Road and Browne Road.
- Commits to providing left-turn lanes on Eastfield Road and Browne Road.
- Commits to all dwelling units to be alley loaded.
- Commits to limiting townhomes to 6-units in a building.
- Provides an 8-foot planting strip and 6-foot sidewalk along public streets.
- Provides walkways to connect all residential entrances to sidewalks along public and private streets.
- Garage doors visible from public or private streets will be set back 12-inches to 24-inches from front wall plane with additional architectural treatments over the garage door opening.
- Vinyl may not be used as an exterior building material.
- Commits to building usable porches and stoops as a predominant feature of building design.
- Preserves the two historic buildings (farmhouse and log cabin) per the Historic Landmarks Commission guidelines.

• Existing Zoning and Land Use



This site was rezoned in July 2020 (Petition 2020-012) to MX-1, proposing up to 48 townhomes and 38 single family homes. The subject property is developed with an historic home and outbuildings. The surrounding land use is developed with single family homes and multi-family apartments.



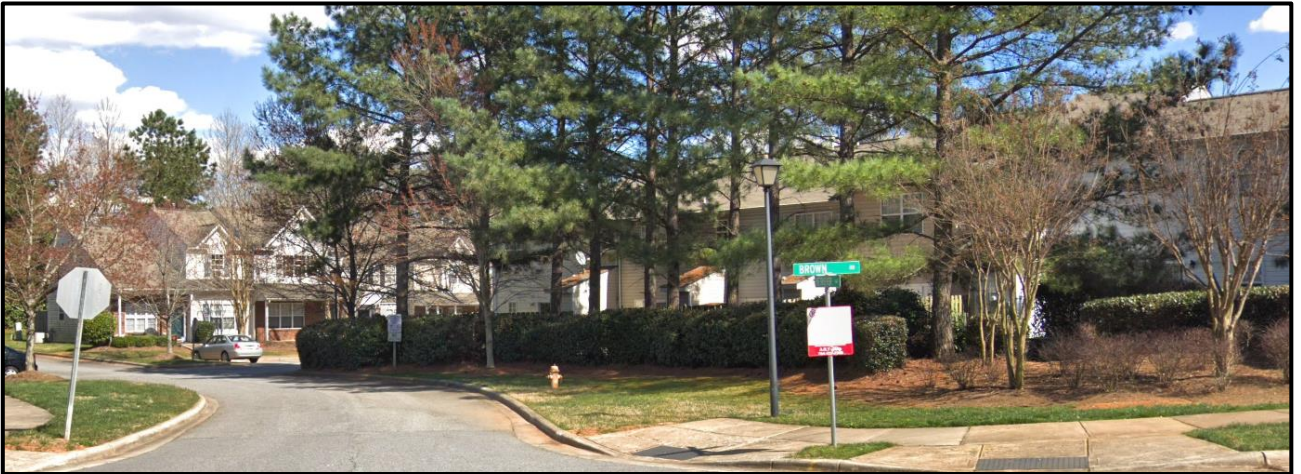
The site (denotes by red star) is developed with an historic home.



The historic home.



The property to the northwest along Eastfield Road is developed with single family homes.

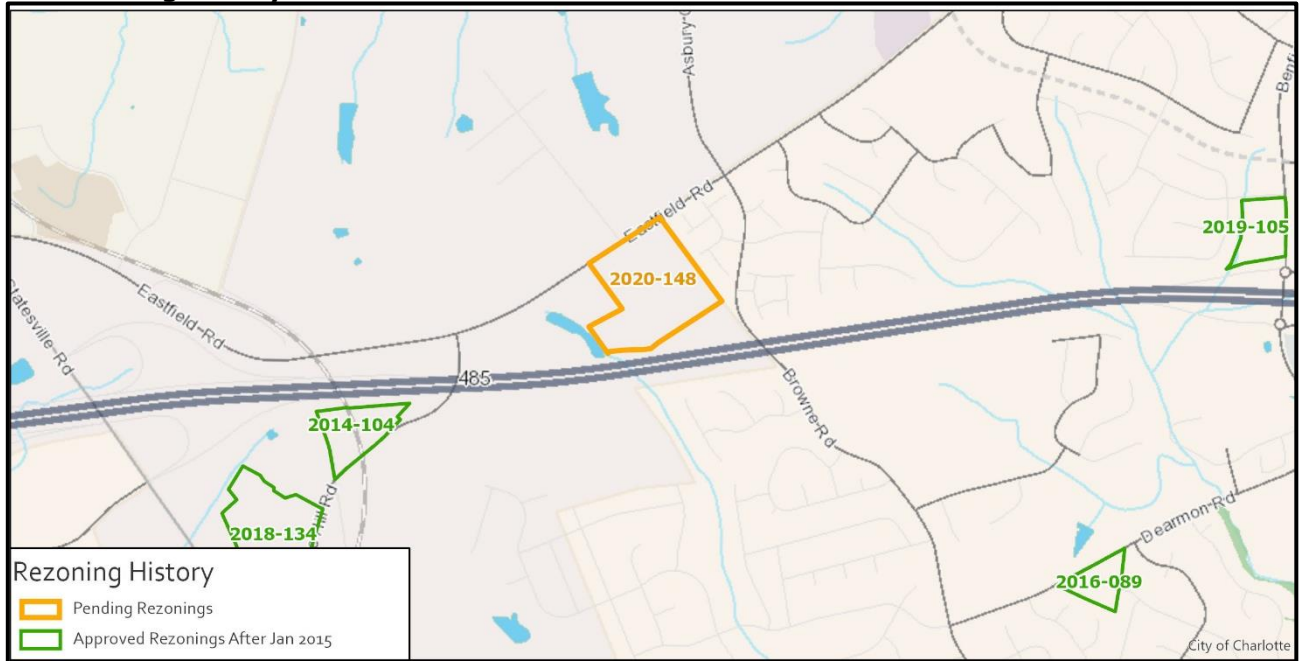


The property to the east is developed with multi-family apartments.



The property to the south is bordered by Interstate 485.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2014-104	Rezoned 6.77 acres to establish City of Charlotte zoning for parcels that were previously in the zoning jurisdiction of the Town of Huntersville.	Approved
2016-089	Rezoned 4.35 acres to allow a 5,600-square foot building for an institutional use.	Approved
2018-134	Rezoned 20.03 acres to allow up to 335 multi-family units.	Approved
2019-105	Rezoned 5.14 acres to allow up to 84 multi-family units, 15,000 square feet of office uses and 12,607 square feet of commercial uses.	Approved

• Public Plans and Policies



- The *Prosperity Hucks Area Plan (2015)* calls for residential uses up to 6 DUA on the site.
- **TRANSPORTATION SUMMARY**
 - This rezoning petition is an update to approved Rezoning Petition 2020-012, and there are no changes to proposed development density. The site has access to minor thoroughfares. The petitioner commits to providing local street network connecting Eastfield Road and Browne Road. The petitioner also commits to providing curb and gutter and sidewalk along Eastfield Road and commits to providing left-turn lanes on Eastfield Road and Browne Road to mitigate for traffic added by the development. CDOT will work with the petitioner during the permitting process to provide two accessible ramps per intersection corner, in accordance with PROWAG federal accessibility guidelines. During the permitting process, CDOT will also continue to work with the petitioner to identify 25 mph speed limit and stop sign locations, as well as improving the approved offset intersection design at the proposed access and Eastfield Road, across existing Dogwood Lane.
 - **Active Projects:** There are no Active Transportation Projects near the site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on 1 single family dwelling).
 - Entitlement: 750 trips per day (based on 38 single family dwellings and 48 townhomes).
 - Proposed Zoning: 750 trips per day (based on 38 single family dwellings and 48 townhomes).

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 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 30 students, while the development allowed under the proposed zoning may produce 34 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 4 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Blythe Elementary from 110% to 112%.
 - J.M. Alexander Middle at 87% (no projected increase in capacity).
 - North Mecklenburg High at 114% (no projected increase in capacity).
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main located along Eastfield Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 12-inch gravity sewer main located through the southern part of the rezoning boundary. 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:** No outstanding issues.
 - **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.

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

Planner: Michael Russell (704) 353-0225