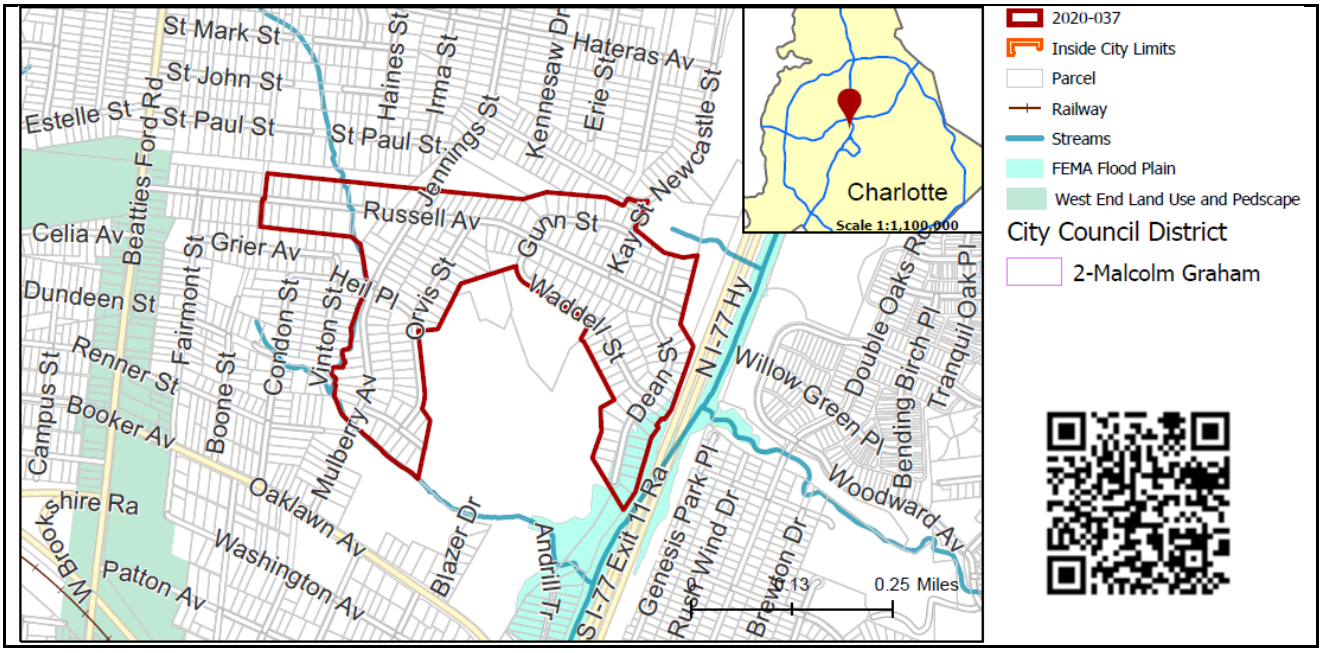
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-037
Post Hearing Staff Analysis
December 2, 2020

REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: R-5(HDO) (single family residential, historic district overlay)
LOCATION	Approximately 49.3 acres located on both the north and south side of Russell Avenue, west of Interstate 77, north of Oaklawn Avenue.



SUMMARY OF PETITION	The petition proposes to establish a local historic district for the Oaklawn Park neighborhood.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Numerous, see www.rezoning.org for a complete list. Charlotte Planning, Design and Development City of Charlotte Planning Design and Development, Historic District staff
COMMUNITY MEETING	Report available online. Number of people attending the Community Meeting: 9 names attendees plus a number of call-in attendees who did not identify themselves and tablet users who were identified only as iPad1, iPad 2, etc.

STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **consistent** with the *Central District Plan* recommendation for single family residential development and greenway use. The petition is also consistent with *Centers, Corridors and Wedges Growth Framework* and *General Development Policies* recommendations that new development should respect and preserve the City's historic character, integrating existing historic buildings, artifacts and landscapes into the modern urban fabric; to protect and enhance the character of existing neighborhoods; and to discourage tearing down historic or architecturally significant structures.

Rationale for Recommendation

- The petition establishes a local historic district overlay.
- The underlying zoning requirements and entitlements remain.
- One of the goals of the *Central District Plan* is to pursue measures to protect historic resources in the Central District.
- Local historic districts protect the unique and vibrant character of each designated historic neighborhood; maintain the historic human scale, pedestrian orientation, and visual variety of the streetscape; preserve areas of green space and the tree canopy, and manage changes to accommodate modern living.

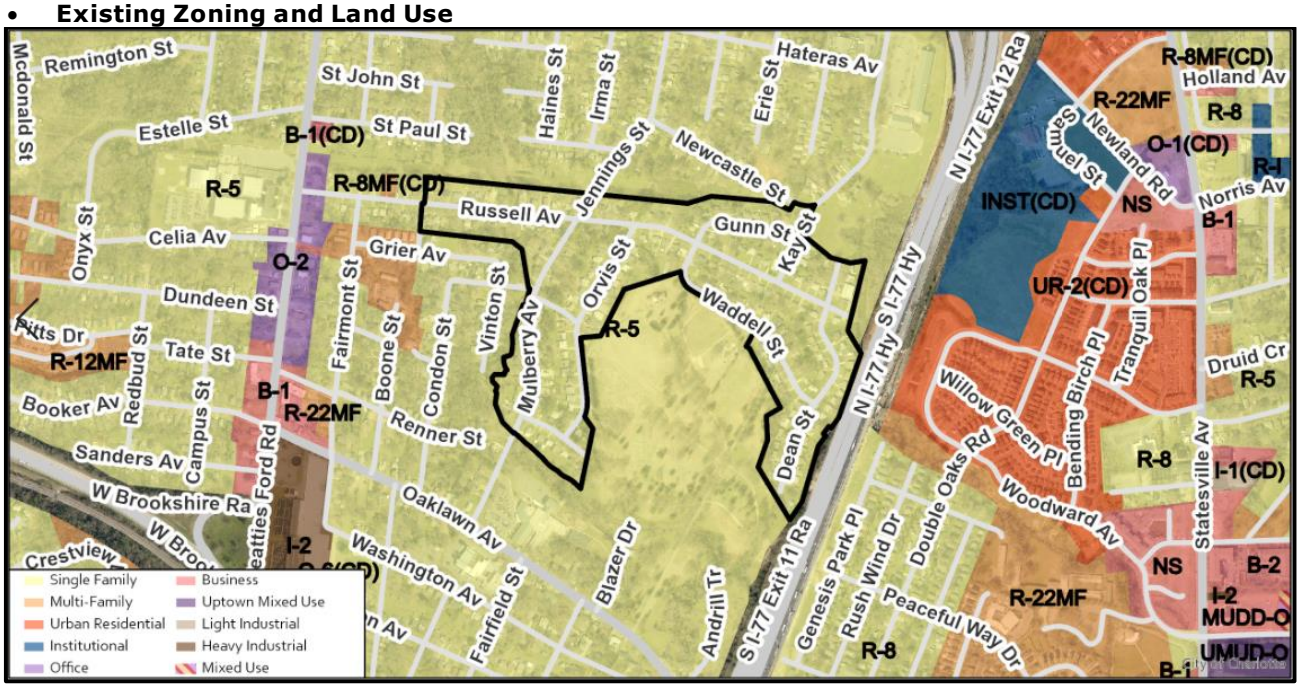
PLANNING STAFF REVIEW

- **Background**
  - Currently there are 6 local historic districts within the City of Charlotte with 3000 plus properties.
  - Projects within historic districts are reviewed by the Historic District Commission (HDC) and Historic District staff within the Planning, Design and Development Department
  - Various types of exterior work require approval by either HDC staff or the full HDC, including new construction, additions, demolition, painting brick, fences, windows/doors, front porches, shed/carport/garages, walkway/driveways, retaining walls, decks/patios and tree removal.
  - The historic district designation does not restrict use beyond the underlying zoning. Interior changes do not require HDC approval. The designation does not require specific paint colors, improvements or changes, and it would not qualify owners for grants or tax incentives.
- **Oaklawn Park**
  - A kick-off community meeting, site visits, house surveys, history interviews, and a neighborhood petition of support have all been part of the designation process.
  - The Charlotte Historic District Commission voted to approve the submission of the Oaklawn Park Local Historic District designation report to the North Carolina Department of Natural Resources State Historic Preservation Office (SHPO). The project met the SHPO review requirements, and SHPO staff provided comments in accordance with North Carolina General Statute 106A-400.6.
  - Oaklawn Park is a well-preserved post World War II suburb in Charlotte. It was created by Charles Ervin, a prolific suburban developer, for African American families in the latter days of racial segregation. The brick ranch houses and split levels that line the streets look much as they did when built in the late 1950's – early 1960's.
  - A house by house survey was completed, some of the significant features identified include brick construction, stone accents, gabled roofs, and front stoops.
  - The proposed district boundary map was developed as result taking this information into consideration as well as input from neighborhood residents.

- **Proposed Request Details**

  This is a conventional rezoning petition with no associated site plan.
  - This petition establishes a local historic district. All Zoning requirements and entitlements of the underlying R-5 (single-family, residential) zoning remain in place.

- **Existing Zoning and Land Use**



There have not been any rezonings within the subject area in the last five years. The surrounding area is predominately developed with single family residential use. There are institutional uses to the south and multi-family, office and other commercial uses to the west along Beatties Ford Road. The I-77 corridor is to the east with residential uses across the interstate.



The area (outlined above) is developed with single family homes.





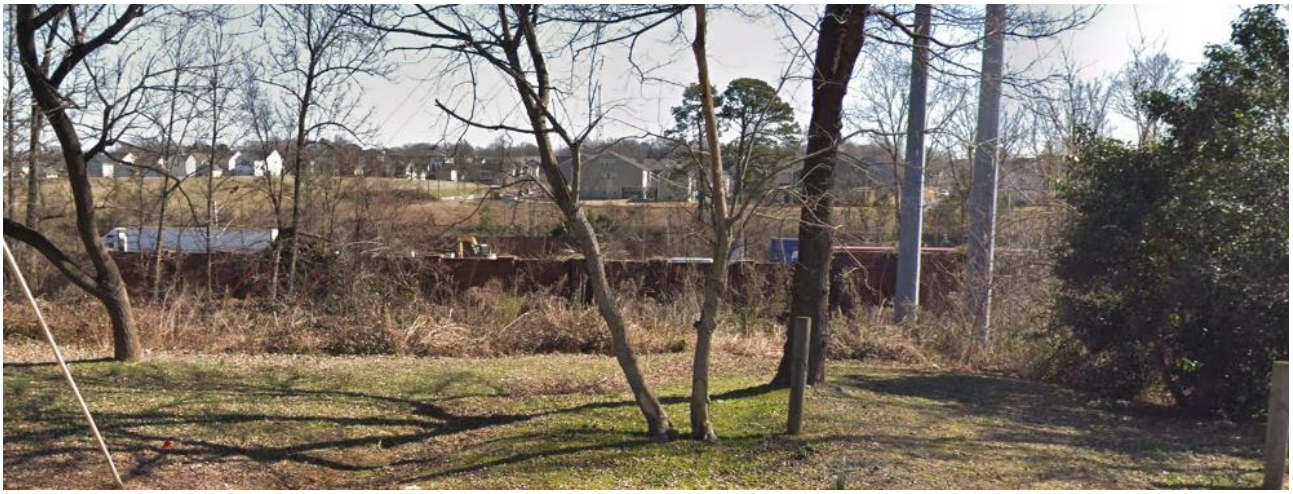
Images above show examples of the homes in Oaklawn Park and the proposed historic district.



South of the majority of the area is Waddell Park, Oaklawn Cemetery and Oaklawn Language Academy.

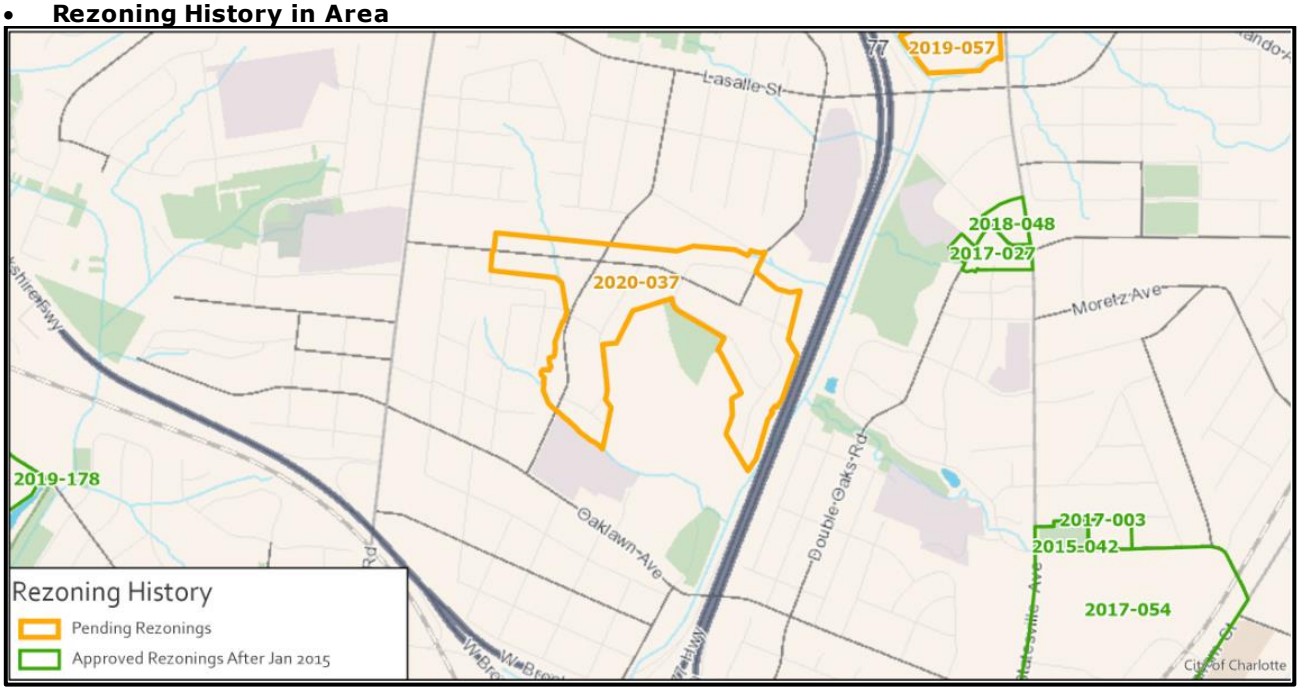


Parcels to the north and west are developed with single family homes.



The I-77 corridor is to the east.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-042	2.51 acres east of the area, across I-77 to NS (neighborhood service) for a Mecklenburg County Park and Rec. swimming pool.	Approved
2017-003	2.27 acres east of the area, across I-77 to MUDD-O (mixed use development, optional) for a brewery.	Approved
2017-027	3.8 acres east of the area, across I-77 to NS and UR-2(CD) (urban residential, conditional) for non-residential and residential uses.	Approved
2017-054	72 acres southeast of the area, across I-77 to UMUD-O (uptown mixed use, optional) for adaptive reuse and redevelopment of a large industrial complex to allow a mixture of uses. (aka Camp North End)	Approved
2018-048	1.5 acres east of the area, across I-77 to O-1(CD) (office, conditional) for a Novant health clinic.	Approved
2019-057	9.95 acres northeast of the area, across I-77 to I-2(CD) proposing contractors office and accessory outdoor storage.	Pending
2019-178	11.48 acres west of the area, across Brookshire Freeway to UR-C(CD) (urban residential commercial, conditional) for townhome development.	Approved

- **Public Plans and Policies**



  - The *Central District Plan* (1993) recommends single family use up to 4 dwelling units per acre for the majority of the area. A small portion of the area next to the I-77 corridor is recommended for greenway use.

- **TRANSPORTATION SUMMARY**
  - The proposed Oaklawn Park Historic District Overlay is within a wedge, immediately west of I-77 Highway (state-maintained road). The overlay also is within the *Central District Plan*.
  - **Active Projects:**
    - There are no active projects within this area.
  - **Transportation Considerations**
    - The intent of this Rezoning Petition is to establish a local historic district (HDO) for the Oaklawn Park Community. There are no active projects within the proposed HDO. Transportation review of parcels within the HDO will be conducted during the permitting process for compliance with regulations and ordinance requirements. No outstanding issues.
  - **Vehicle Trip Generation:**
    - There is no impact to trip generation for this rezoning petition. CDOT will assess future traffic impacts during proposed development rezoning petitions and by-right project submittals.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional rezoning proposes to establish an overlay and would not change school impacts.
- **Charlotte Water:** No comments submitted.
- **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:** No outstanding issues.

- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

Planner: John Kinley (704) 336-8311