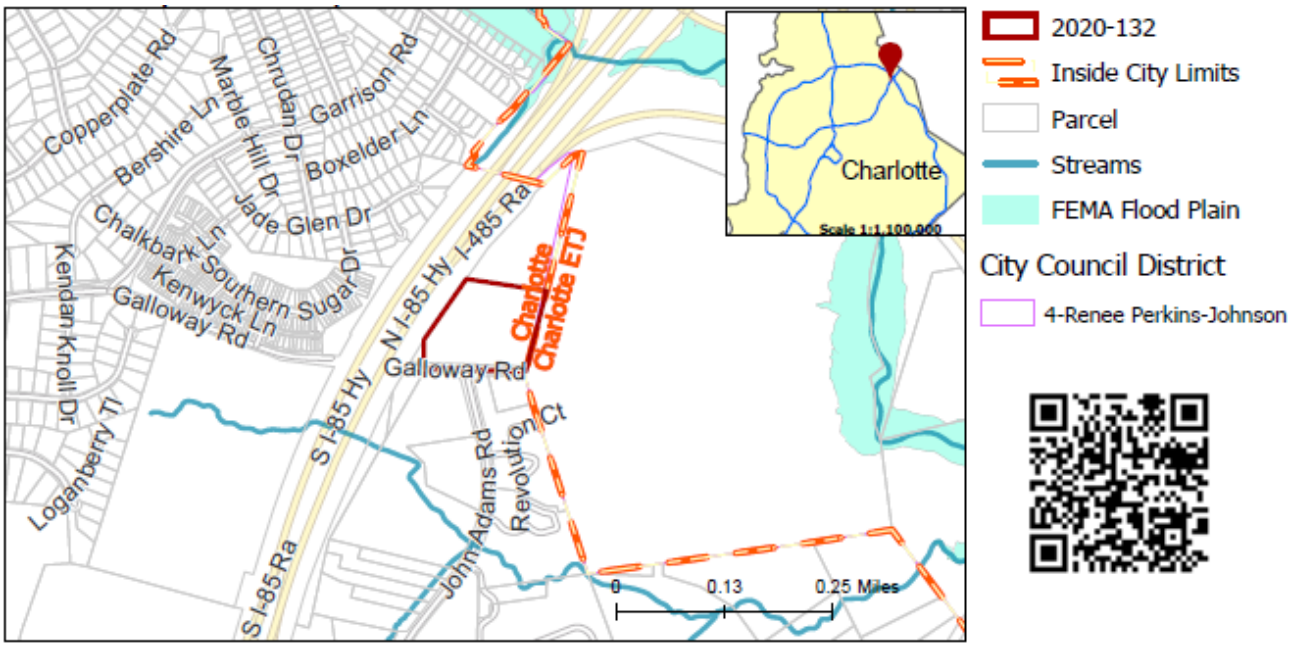
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-132
Post-Hearing Staff Analysis
January 5, 2021

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)
LOCATION	Approximately 8.04 acres located on the north side of Galloway Road, east of Interstate 85, west of Interstate 485.



SUMMARY OF PETITION	The petition proposes to develop a residential community with up to 63 single-family attached dwelling units (townhomes) with a density of 7.8 dwelling units per acre.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Ellen Julian Bayne 1124 Galloway, LLC Collin Brown, Alexander Ricks PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **inconsistent** with the *Northeast Area Plan (2000)* recommendation of Office use. Rationale for Recommendation • This petition proposes up to 63 single family attached dwelling units, with a density of 7.8 dwelling units per acre (DUA). • Even though this proposal is inconsistent with the *Northeast Area Plan (2008)* recommendation for Office use, it fulfills the area plan's recommendation of providing a mixture of land uses and a pedestrian-oriented environment.

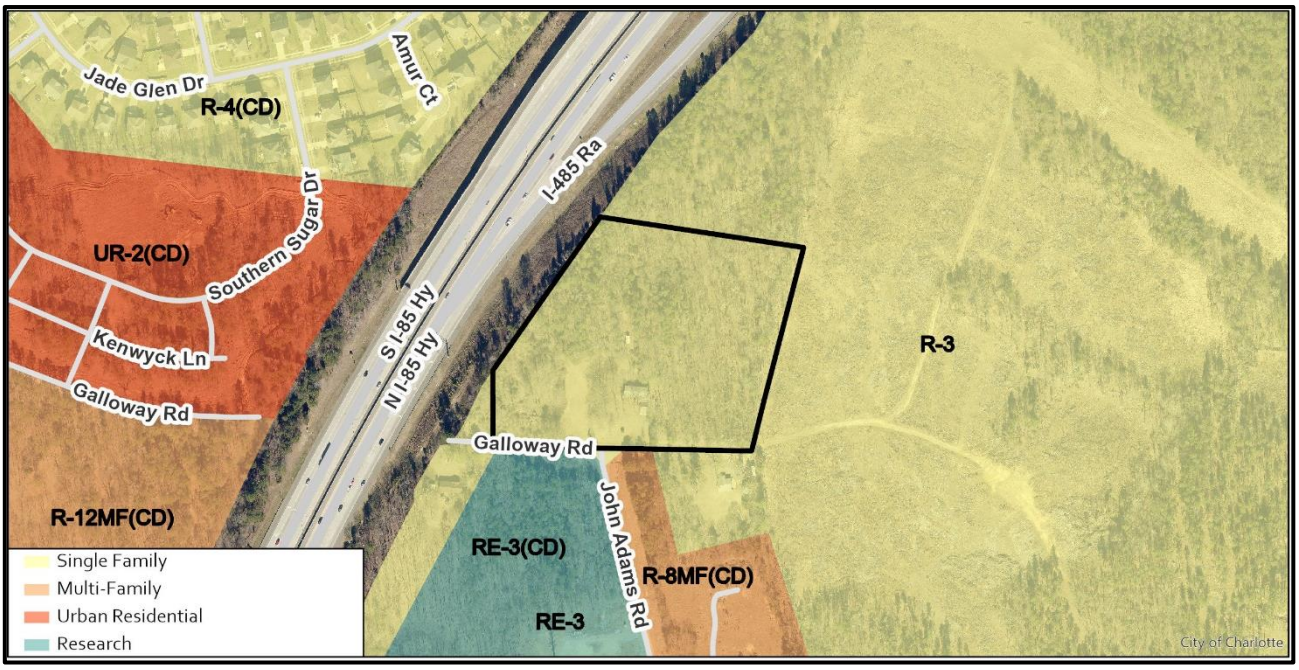
- The petition will enhance the pedestrian environment by committing to orient the houses located on Galloway Road to face the street, establish a minimum 8-foot sidewalk and 8-foot planting strip, and providing internal sidewalks and pedestrian connections as depicted on the site plan.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan (2008)*, from Office use to Residential up to 8 DUA for the site.

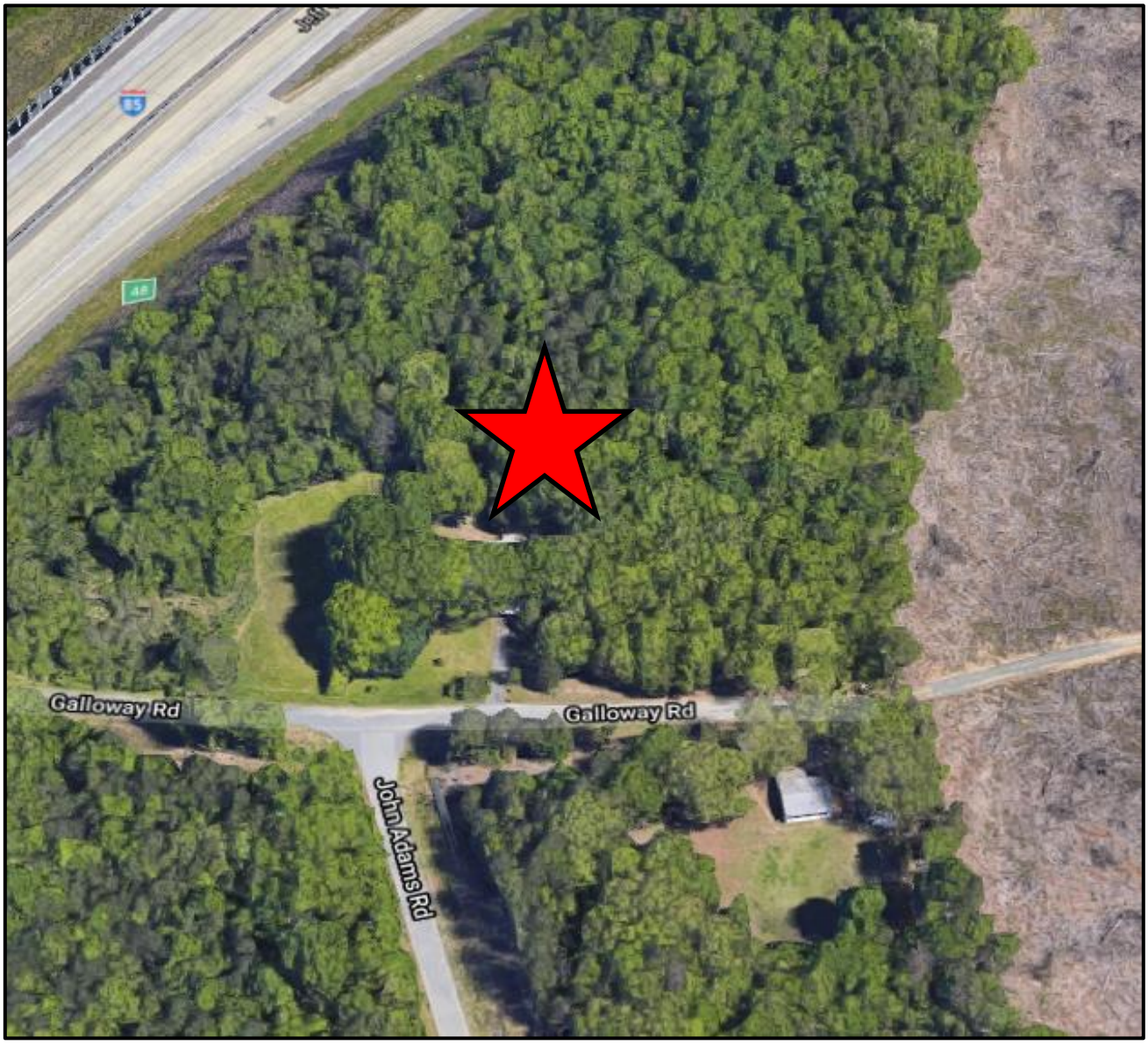
PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows up to 63 townhomes.
  - Provides an 8-foot sidewalk and 8-foot planting strip along Galloway Road.
  - Provides internal sidewalks through the site.
  - Commits to reserving 100-feet along I-85 and 75 feet along Galloway Road for a future I-85 bridge crossing.
  - Commits to installing curb and gutter along Galloway Road frontage.
  - Dedicates 36-feet of right-of-way from the centerline of Galloway Road.
  - Provides a minimum 2,000 square-foot amenity area.
  - Provides a 1-car garage for each unit.
  - Architectural elements including:
    - Limits the maximum blank wall expanse to 20-feet on all buildings facing public streets.
    - Minimize the visual impact of garage doors by providing a set back 12 to 24-inches from the front wall or other architectural treatments.

- **Existing Zoning and Land Use**



The subject property is zoned R-3. The surrounding land uses include single-family homes, multi-family apartments and vacant land.



The subject property denoted with red star.



The property to the south along John Adams Road is developed with a single-family home and vacant land.



The property to the east along Galloway Road is undeveloped.

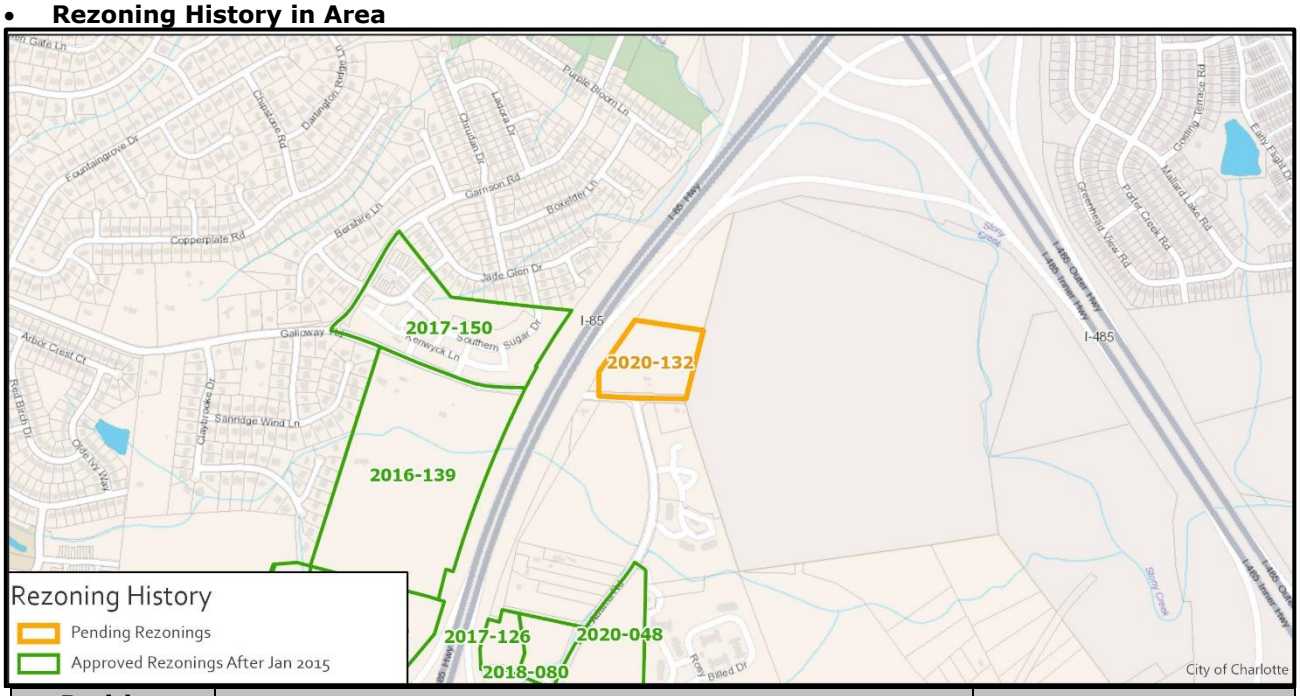


The property is bordered by Interstate 85 to the west.



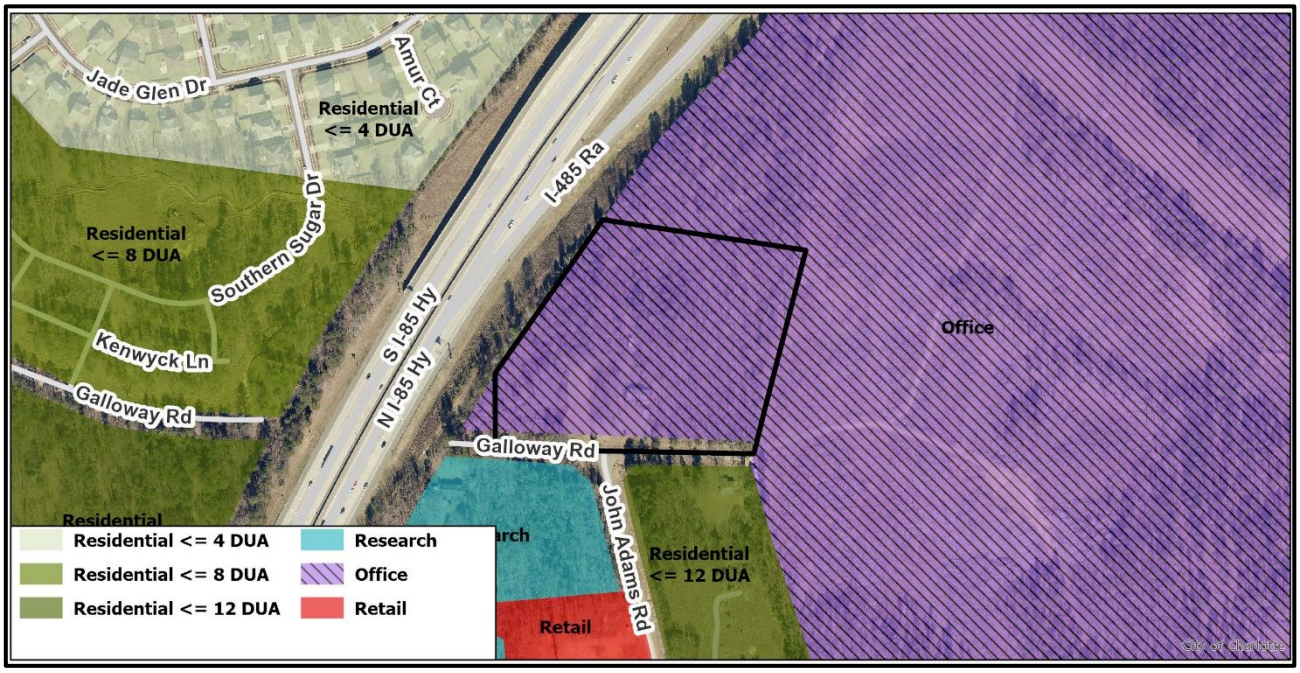
The property to the north is undeveloped.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-139	Rezoned 65.7 acres to allow up to 395 multi-family units and up to 160,000 square-feet of uses as allowed in the MUDD zoning district.	Approved
2017-126	Rezoned 2.50 acres to allow all uses permitted in the B-1 Zoning district.	Approved
2017-150	Rezoned 20.6 acres to allow 137 for-sale townhomes.	Approved
2018-080	Rezoned 3.22 acres to allow all uses permitted in the office zoning district.	Approved
2020-048	Rezoned 24.6 acres to allow up to 366 multi-family dwelling units, 56 townhomes, and up to 10,000 square-feet of office and commercial uses.	Approved

- **Public Plans and Policies**



- The *Northeast Area Plan (2008)* calls for Office uses.

- **TRANSPORTATION SUMMARY**
    - The site is located on Galloway Road, a City-maintained local road, near the I-485 and I-85 Interchange. The project proposes 63 townhome units and the petitioner is proposing multiple transportation improvements, including reserving 100 feet along I-85 and 75 feet along Galloway Road for a future I-85 bridge crossing. This reservation is in alignment with other rezoning petitions (2016-139 and 2017-150). The petitioner has agreed to bring existing Galloway Road up to City standards, along the site's frontage, and provide a pedestrian network that complies with the Charlotte WALKS Policy.
- **Active Projects:**
    - I-485 Northeast Interchange Improvements
        - State project number: NCDOT TIP # I-6012
        - Interchange improvements include ramp widening and merge enhancements
        - Right-of-way acquisition is scheduled for 2025 / Construction 2026
- Transportation Considerations
    - No outstanding issues.
- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: 1 trip per day (based on 1 single family swelling unit).
  Entitlement: 280 trips per day (based on 24 single family homes).
  Proposed Zoning: 440 trips per day (based on 63 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 11 students, while the development allowed under the proposed zoning may produce 12 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 1 student.
    - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
        - Stoney Creek Elementary remains at 110%
        - James Martin Middle remains at 74%
        - Zebulon Vance High remains at 129%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located along Galloway Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 600 feet south of the rezoning boundary on John Adams Road. A developer donated project will be required in cases there is not direct service. 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:** 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: Michael Russell (704) 353-0225