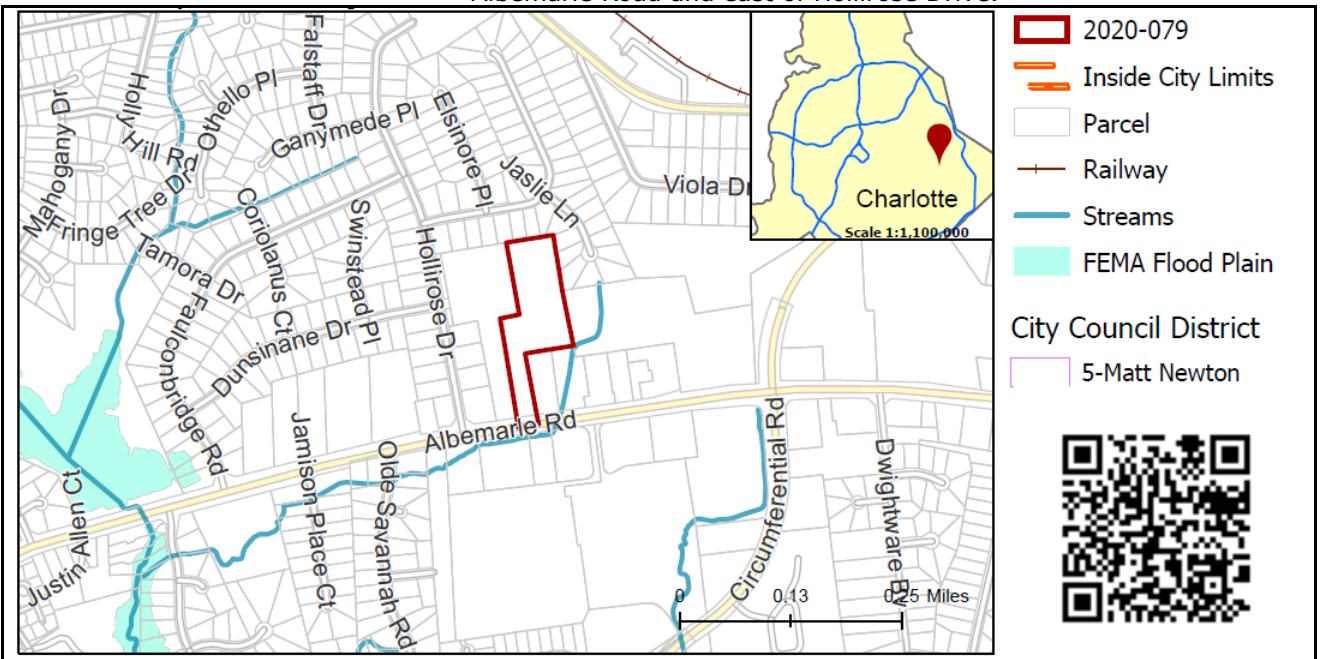


## REQUEST

Current Zoning: R-3 (residential)  
Proposed Zoning: R-12 MF(CD) (multi-family residential, conditional) and NS (neighborhood services)

## LOCATION

Approximately 5.99 acres located in east Charlotte, north of Albemarle Road and east of Hollirose Drive.



## SUMMARY OF PETITION

The petition proposes to redevelop a single family homesite of nearly 6 acres to create two distinct development areas; one to accommodate the development of a single family attached neighborhood with up to 51 dwelling units (10.38 dwelling units per acre (DUA)) while the other would accommodate the development of up to 10,000 SF of select retail uses.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Carol Norwood  
Michael Sealy, The Sealy Group  
Ed Reule

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 26

## STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

### Plan Consistency

The petition is **inconsistent** with the Eastside Strategy Plan's (2001) recommendation for residential uses up to 8 DUA for the site.

### Rationale for Recommendation

- The request for NS is consistent with previous approved rezonings with frontage along this portion of Albemarle Road, most recently 2019-107.

- The request for R-12MF(CD) is a reasonable transitional land use between commercial/retail uses and detached single-family homes.
- The requested density (10.38 DUA) for the single family attached component is only a 25 percent increase in the recommended density for this parcel per the *Eastside Strategy Plan*.
- This petition's retail and residential components achieves the Plan's vision of "having a wide variety of desirable and affordable housing options available..." and "are able to live in close proximity to where they work and shop".

The approval of this petition will revise the adopted future land use as specified by the *Eastside Strategy Plan*, from residential uses up to 8 DUA to residential uses up to 12 DUA for a portion of the site, and retail for the remainder of the site for the site.

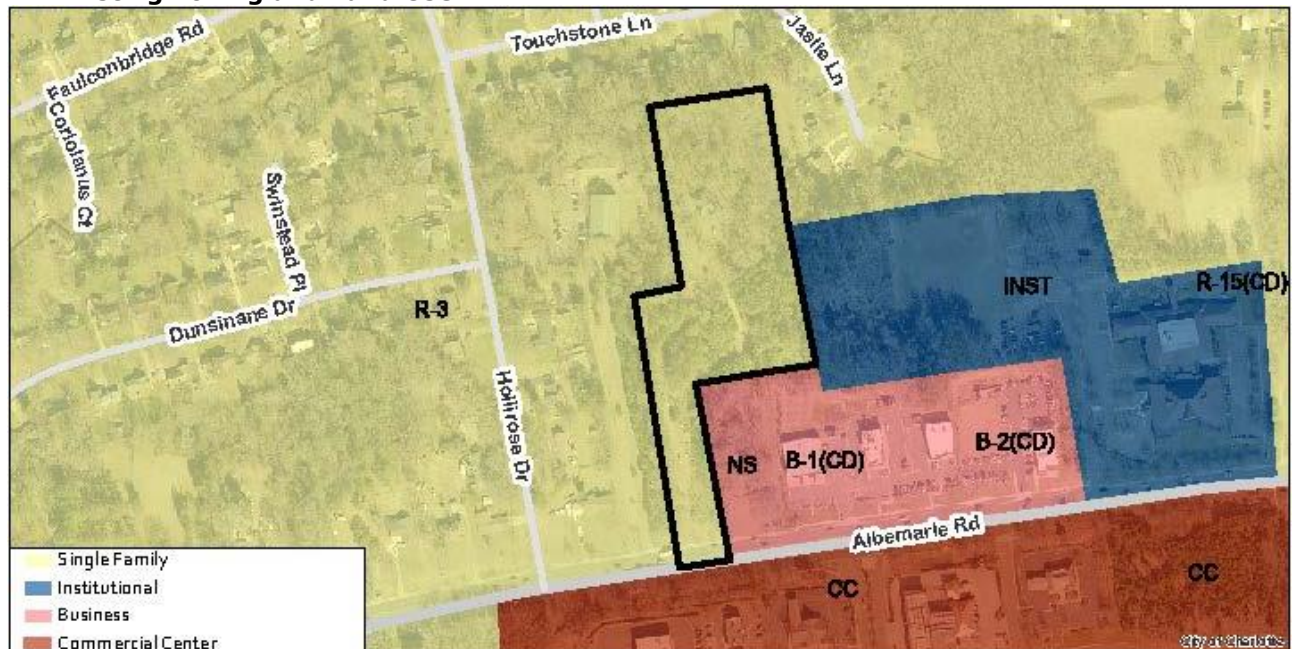
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

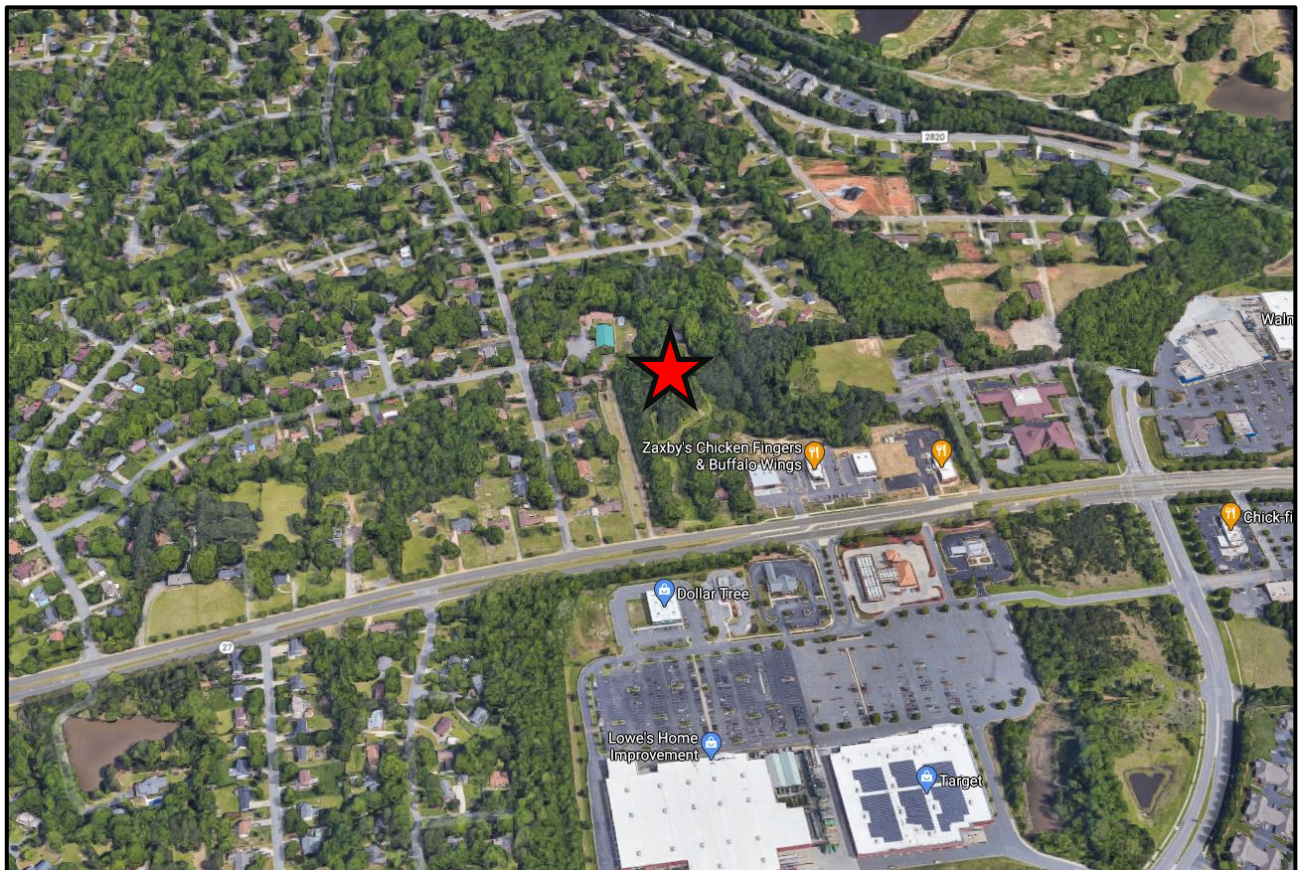
- Proposes 2 development areas: Area A requests R-12MF(CD) in order to permit up to 51 attached single family dwelling units. Area B (with frontage along Albemarle Road) would permit up to 10,000 SF of office/retail uses.
- Proposes a maximum building height of 40 feet for both development areas.
- Restricts certain auto-oriented uses in Area B including car washes, automobile maintenance services, auto sales and rental services, fueling stations, automotive service stations including repair and lubrication and accessory drive-thru uses
- Notes that only one accessory drive-thru window shall be allowed in Area B and that the window shall not face Albemarle Road.
- Provides 12-foot MUP and 8-foot planting strip along the site's frontage with Albemarle Road.
- Constructs a public street through the site that shall provide inter-parcel connectivity to existing commercial uses to the east and connect the single-family attached dwelling units to the north of the site.
- Provides architectural elements that can include garage door recesses, usable porches and stoops, walkways from residential entrances to sidewalks.

### • Existing Zoning and Land Use



There have been no recent rezonings of this site. Parcels to the south and directly east of the subject property are all zoned for commercial/retail uses. Residential (primarily single family detached) and institutional (church) uses surround the site to the north and east.





Approximate location of subject property denoted by red star.



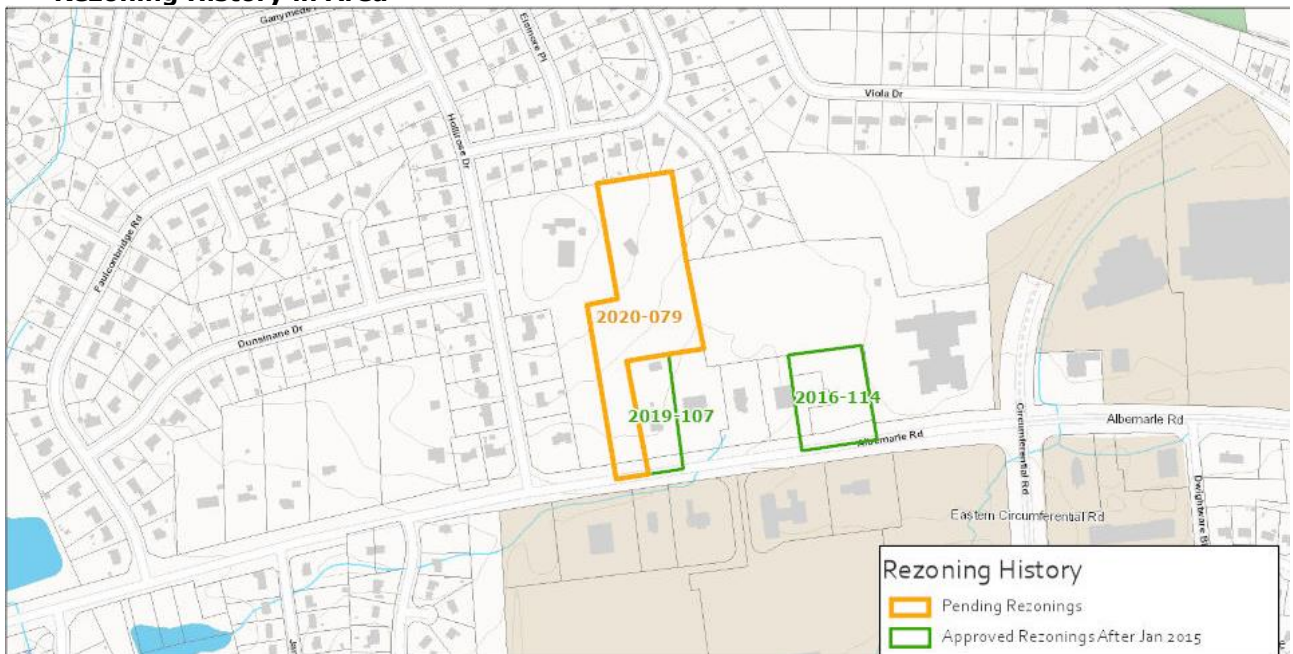
Streetview looking north along Albemarle Road toward the subject property. The site has a narrow frontage and its approximate width is illustrated in pink. The area to the right is being developed under entitlements approved with petition 2019-107.





Streetview looking E along Jaslie Ln. illustrating the existing residential context that will abut the single family attached portion of this petition.

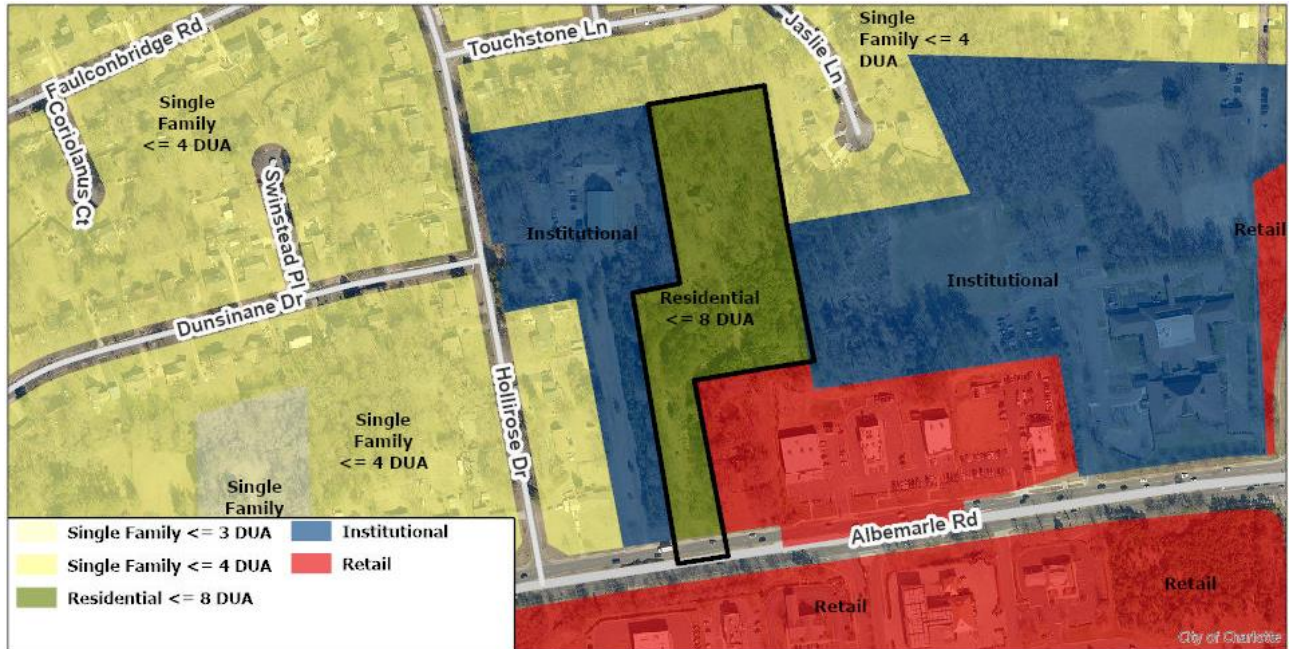
- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-107	Rezoning and redevelopment of existing business to accommodate EDEE with accessory drive-thru service lane/windows.	Approved
2016-114	Rezoning to develop vacant site into 15,000 SF of retail uses.	Approved



- **Public Plans and Policies**



- The *Eastside Strategy Plan* (2001) recommends residential uses up to 8 DUA for the site.
- **TRANSPORTATION SUMMARY**
  - The project site is located on Albemarle Road, a State-maintained major thoroughfare. The petitioner commits to constructing an 8-foot planting strip and a 12-foot shared-use path along Albemarle Road, providing bicycle facilities in accordance with the City Council adopted Charlotte BIKES Plan, and improving multi-modal transportation opportunities in this area of the City. The petitioner also commits to constructing public streets with east-west stubs, to accommodate future connectivity, per Chapter 20 of the City of Charlotte Ordinances. Road improvements will include a right-turn lane into the proposed north-south public street per NCDOT's standards. All of CDOT's outstanding comments have been successfully addressed.
- **Active Projects:**
  - Albemarle Rd. Widening Feasibility Study
    - Scope: To evaluate the feasibility of widening Albemarle Rd. and/or converting it to a Reduced-Conflict/U-turn Thoroughfare (RCUT, a.k.a. Superstreet)
    - Status: Study underway, no conclusions or recommendation available.
    - PM: NCDOT
    - TIP: FS-1810C
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 10 trips per day (based on 1 dwelling).
    - Entitlement: 310 trips per day (based on 27 dwellings).
  - Proposed Zoning: 1,605 trips per day (based on 51 dwellings; 10,000 SF retail uses).

**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](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 10 students, while the development allowed under the proposed zoning may produce 10 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zero students
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:

- J.H. Gunn Elementary remains at 115%
- Albemarle Road Middle remains at 125%
- Rocky River High remains at 81%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Albemarle Road and a 6-inch main along Hollirose Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Albemarle Road and an 8-inch main along Hollirose Drive. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No outstanding issues.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**Site and Building Design

1. Show and label required buffer width and class per Ch. 12 of the zoning ordinance.
2. Illustrate and label setbacks from proposed public streets.
3. Item C. under Permitted Uses should be moved to the "Architectural Standards" section of the conditional notes and should be reworded as provided in the December 29<sup>th</sup> staff site plan review.
4. Review conditional notes to reflect correct zoning designation in the "Purpose" heading.
5. Complete the last sentence in item G. under Architectural Standards.
6. Remove item C from "Fire Protection" in its entirety.
7. Modify signage note to state "Signage shall comply with Zoning Ordinance".

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Will Linville (704) 336-4090