

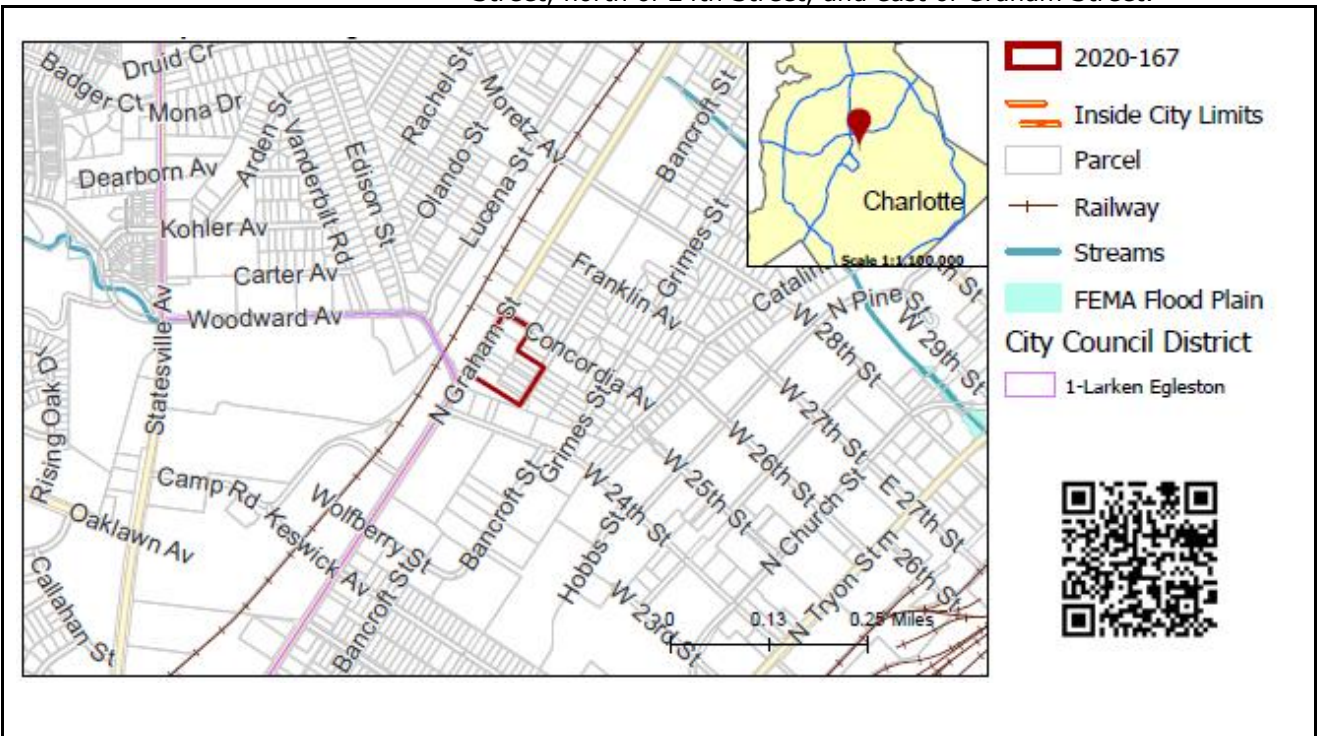
## REQUEST

Current Zoning: I-2 (general industrial) and R-5 (single-family residential)

Proposed Zoning: MUDD-O (mixed use development, optional)

## LOCATION

Approximately 3.08 acres located on the west side of Bancroft Street, north of 24th Street, and east of Graham Street.



## SUMMARY OF PETITION

The petition proposes a residential community allowing up to ~~73~~ 69 single family attached dwelling units (townhomes) with a density of ~~23.7~~ 22.4 dwelling units per acre.

## PROPERTY OWNER

Various

## PETITIONER

Hopper Communities

## AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 13

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **consistent** with the *North Tryon Area Plan (2010)* recommendation of Residential/Office/Retail use but **inconsistent** with the area plan's recommendation of a residential density of up to 22 dwelling units per acre (DUA).

### Rationale for Recommendation

- This petition proposes up to ~~73~~ 69 single family attached townhomes for a density of ~~23.7~~ 22.4 DUA.
- While slightly higher than the area plan's recommended density of 22 DUA, this petition helps to stabilize the interior Graham Heights and Lockwood neighborhoods by creating a compatible adjacent

land use on the neighborhood edges, thus providing an appropriate buffer between the neighborhoods and the industrial uses on the other side of North Graham Street, as proposed in the area plan.

- This petition commits to providing internal and external sidewalks and pedestrian connections, following the area plan's recommendation to provide pedestrian accessibility from the interior neighborhoods to other areas for this section of the plan area.
- Each single family attached home built on the site will be alley or rear loaded, maximizing the pedestrian experience throughout the development.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan (2010)*, from Residential/Office/Retail to Residential up to 43 DUA for the site.

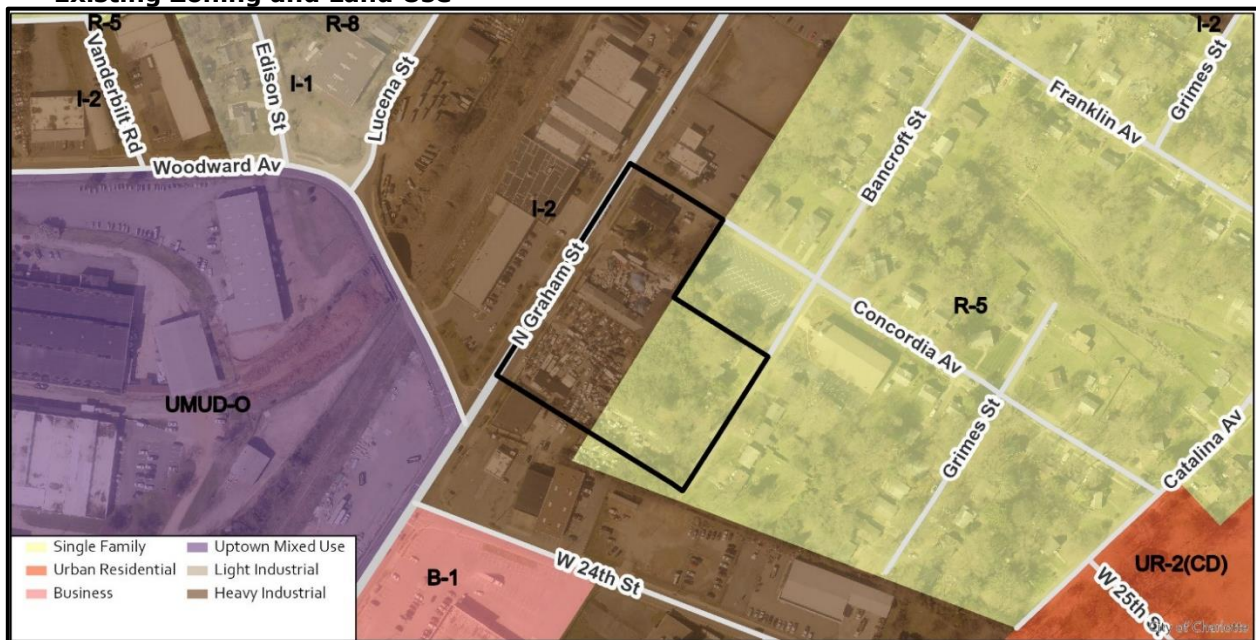
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

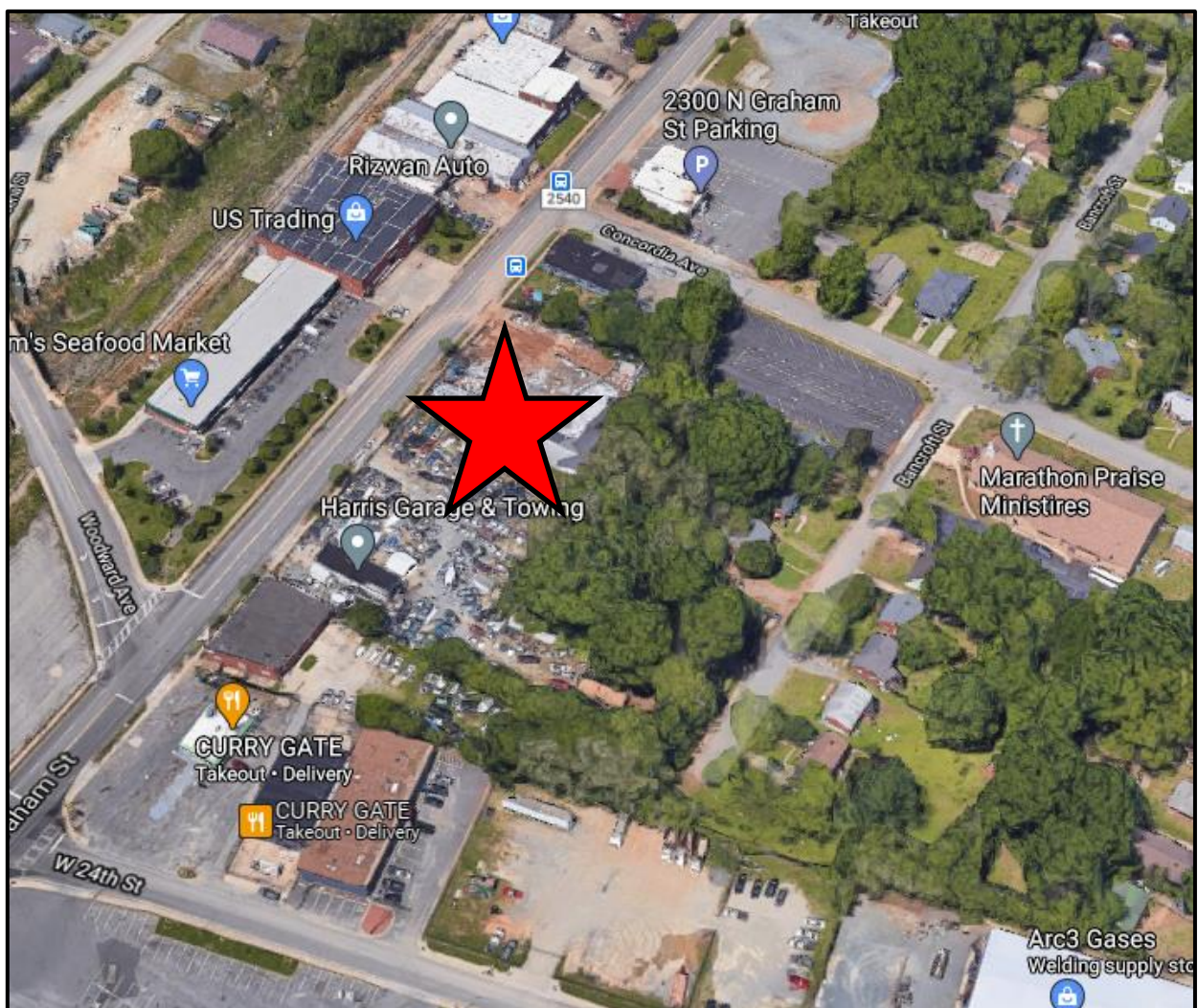
The site plan accompanying this petition contains the following provisions:

- Allows up to ~~73~~69 townhomes.
- Optional Provision: The front stoop may be covered by an awning, canopy, roof extension, or other architectural feature, in lieu of a recessed entryway.
- Access to the site will be provided from Concordia Avenue and Bancroft Street.
- Provides an 8-foot planting strip and 6-foot sidewalk along the frontages of Concordia Avenue and Bancroft Street.
- **Limits the southern most vehicular access point on Bancroft Street to emergency fire access only.**
- Provides an 8-foot planting strip and a 12-foot multi-use path along the frontage of North Graham Street.
- Provides internal and external sidewalks and pedestrian connections for the site.
- Commits to a 2,800 square-foot amenity area with pathways and seating.
- Provides a Class C buffer to adjacent single-family zoning district.
- Commits to construct a new ADA compliant bus waiting pad on North Tryon Street.
- Provides a garage for each townhome.
- Architectural features include:
  - Building materials include: brick veneer, stone, manufactured stone, stucco and cementitious siding.
  - Vinyl, EIFS, or masonite may not be used as an exterior material.
  - Alley or rear-loaded units along North Graham Street and the amenity area.
  - Limits blank wall expanse to 15-feet.
  - Each unit will have a covered stoop.

- Existing Zoning and Land Use



The surrounding land uses include single family homes, retail, and industrial uses.



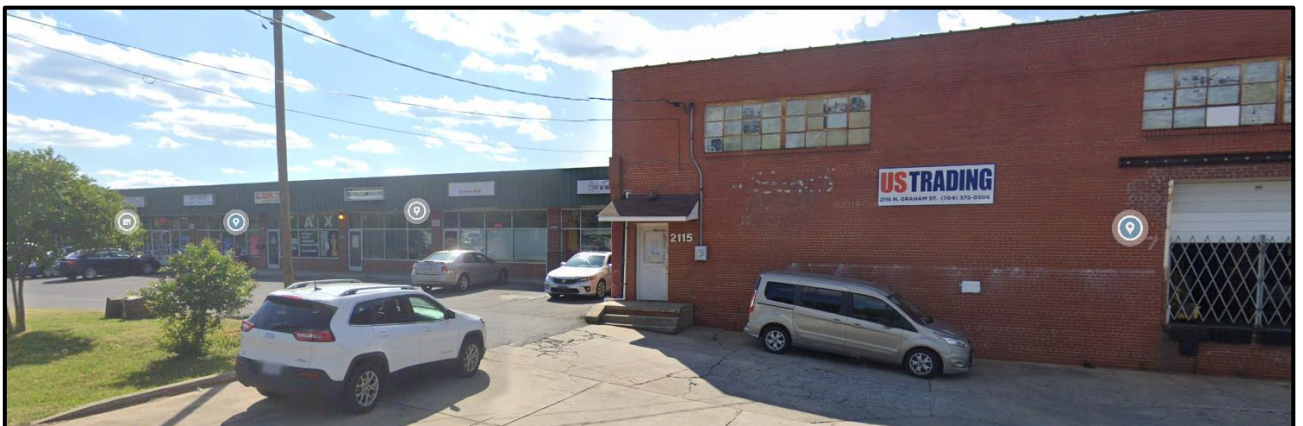
The subject property is denoted by a red star.



The property to the north along Concordia Street is developed with a retail use.



The area to the south along West 24<sup>th</sup> Street is developed with warehouse use.



The area to the west along North Graham Street is developed with retail and warehouse uses.



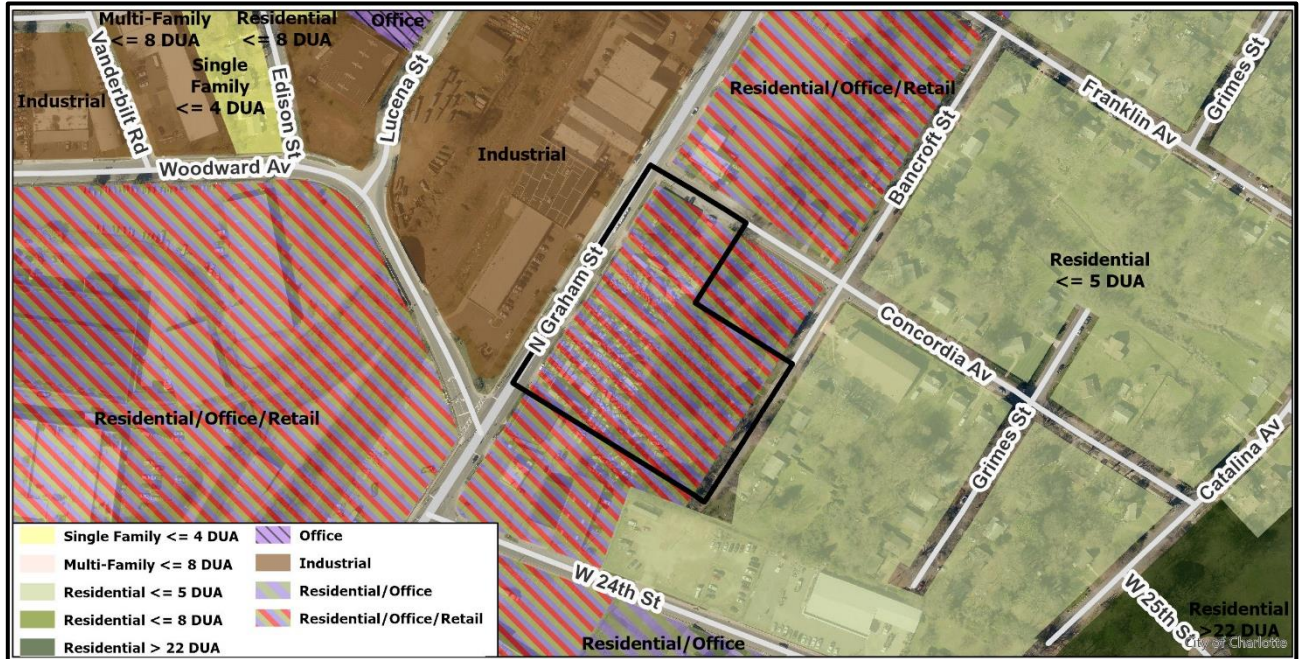
The area to the east along Bancroft Street is developed with single family homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-003	Rezoned 2.27 acres to allow the redevelopment/reuse of the existing industrial warehouse building for a brewery, bakery, butcher shop and other uses permitted in the district.	Approved
2017-041	Rezoned 12.67 acres to allow up to 314 dwelling units.	Approved
2017-054	Rezoned 72 acres to allow a mix of uses allowed in the UMUD district, including office, retail, eating/drinking entertainment uses, hotels, multi-family residential, and light industrial.	Approved

## • Public Plans and Policies



- The *North Tryon Area Plan (2010)* calls for Residential/Office/Retail for this site with residential density of up to 22 dwelling units per acre

## • TRANSPORTATION SUMMARY

- The site is located on a State-maintained, major thoroughfare road [North Graham Street]. The review of this petition was conducted in partnership with NCDOT to align with their separate permitting process. The petitioner has committed to relocating the curb line on North Graham Street to start establishing a buffered bike lane network, in accordance with Charlotte BIKES. Bancroft Street is proposed to be widened to current Urban Street Design Guidelines (USDG) standards, which widens the existing street to accommodate for on-street parking that is recessed outside of the directional travel lanes. Eight-foot planting strips and 8-foot sidewalks are proposed along all public streets, contributing toward Charlotte WALKS. All outstanding CDOT comments are addressed.
- **Active Projects:**
  - Camp North End CIP - Graham Street Improvements (part of Applied Innovation Corridor)
  - The public improvements will upgrade the streetscape around Camp North End including North Graham Street, Statesville and Woodward Avenues and extend Sylvania Avenue from North Graham Street to Statesville Avenue.
  - Project status: under-construction
  - Senior project manager: Leslie Bing

### • Transportation Considerations

○ See Outstanding Issues, Notes 1-4 Addressed

### • Vehicle Trip Generation:

Current Zoning:

Existing Use: 210 trips per day (based on 11,878 square-feet of warehouse uses and 4 single family dwellings).

Entitlement: 175 trips per day (based on 27,000 square-feet of warehouse use and 5 single family dwellings).

Proposed Zoning: 400 trips per day (based on 73 apartments).

## 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:** No outstanding issues.
- **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 3 students, while the development allowed under the proposed zoning may produce 4 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:
    - Druid Hills Pre K-8 maintains at 85%.
    - West Charlotte High maintains at 94%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located along Bancroft Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Bancroft Street. See advisory comments at [www.rezoning.org](http://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 advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** See Outstanding Issues, Note 6. [Addressed](#)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

## OUTSTANDING ISSUES

### Transportation

1. ~~Curbline: The proposed zoning district has a setback measured from back of the existing or proposed future curbline.~~
  - a. ~~North Graham Street: Location of curb and gutter needs to be moved 32.5 feet from road center to proposed back of curb, to accommodate the future 4-lane Avenue road cross section with buffered/separated bike lanes.~~ [Addressed](#)
  - b. ~~Bancroft Street: Location of curb and gutter needs to be installed along the property frontage, according to CLDSM standard detail number U-03A—Local Residential Wide Street Typical Section, from road centerline.~~ [Addressed](#)
  - c. ~~Label and dimension the curb and gutter from the centerline for each road on the site plan.~~ [Addressed](#)
2. ~~A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~ [Addressed](#)
3. ~~Conditional note (Section F.2.) needs to be revised to clarify that an 8-foot planting strip and 8-foot sidewalk will be constructed along North Graham Street. The site plan needs to be updated to show the curb line being relocated for a buffered bike lane, rather than a 12-foot shared-use path.~~ [Addressed](#)
4. ~~Conditional note (Section D.4.) needs to be updated to reflect that the streetscape improvements listed within (Sections F.1. and F.2.) will also be completed prior to first certificate of occupancy, in reference to outstanding issue 2.~~ [Addressed](#)

### Site and Building Design

5. ~~Provide sidewalk connections for buildings E, F, I, and J.~~ [Addressed](#)
6. ~~Revise site plan to show that required trees are at least 10 feet from buildings.~~ [Addressed](#)

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

**Planner:** Michael Russell (704) 353-0225