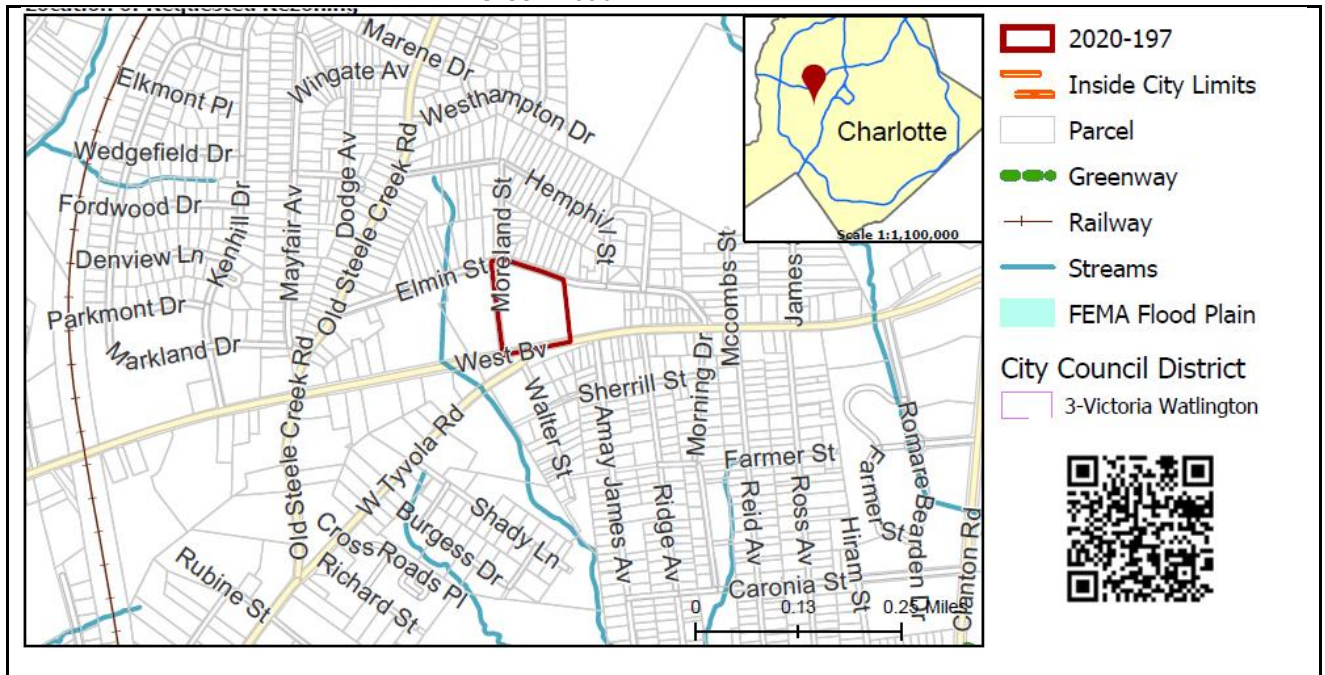


REQUEST

Current Zoning: R-5 (single family residential) and R-8 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 4.54 acres located along the south side of Elmin Street, on the north side of West Boulevard, east of Old Steele Creek Road.



SUMMARY OF PETITION

The petition proposes to allow an age-restricted, multifamily residential development at a density of 29.74 units per acre, on a vacant parcel located between Elmin Street and West Boulevard in West Charlotte.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

E&M Real Estate Management, LLC
The Paces Foundation, Inc.
Dujuana Keys and Keith MacVean, Moore & Van Allen

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 16

STAFF
RECOMMENDATION

Staff does not recommend approval of this petition in its current form. Staff can support this request upon adequate resolution of the outstanding issues related to site and building design.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan* (1993) recommendation for single family residential up to 5 units per acre and single family residential up to 8 units per acre, but **consistent** with the *General Development Policies* recommendation for over 17 dwelling units per acre.

Rationale for Recommendation

- The parking area along Elmin St. needs to be better screened from residences, dumpster location needs to be reoriented away from homes.
- Parking area adjacent to the church property needs to provide a more defined plan for screening.
- Urban open space shown on the plan needs to be more clearly defined.
- The petition meets the *General Development Policies* locational criteria for consideration of over 17 dwelling units per acre.
- The request supports a desired mix of housing types in the area.
- Directly east of the site is a religious institution, and west are a mix of institutional, office, residential, and retail uses.
- The project commits to streetscape improvements along West Boulevard.
- The request commits to several transportation improvements, including provision of an 8-foot sidewalk adjacent to the unopened right-of-way located along the western property line. Pedestrian scale lighting will also be provided along this sidewalk.
- The petition proposes a new ADA compliant bus waiting pad per along West Boulevard for outbound bus stop #34580.

The approval of this petition will revise the adopted future land use as specified by the Central District Plan, from current recommended single family residential up to 5 units per acre and single family residential up to 8 units per acre to new recommended residential over 17 units per acre for the site.

PLANNING STAFF REVIEW

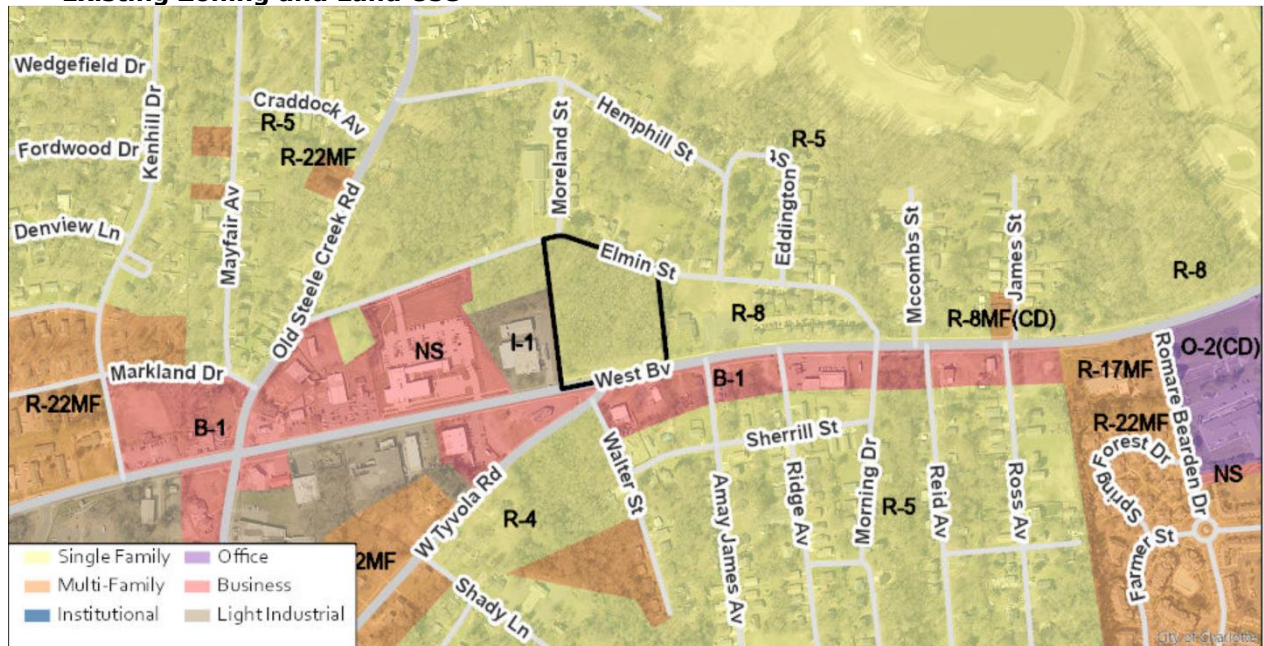
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

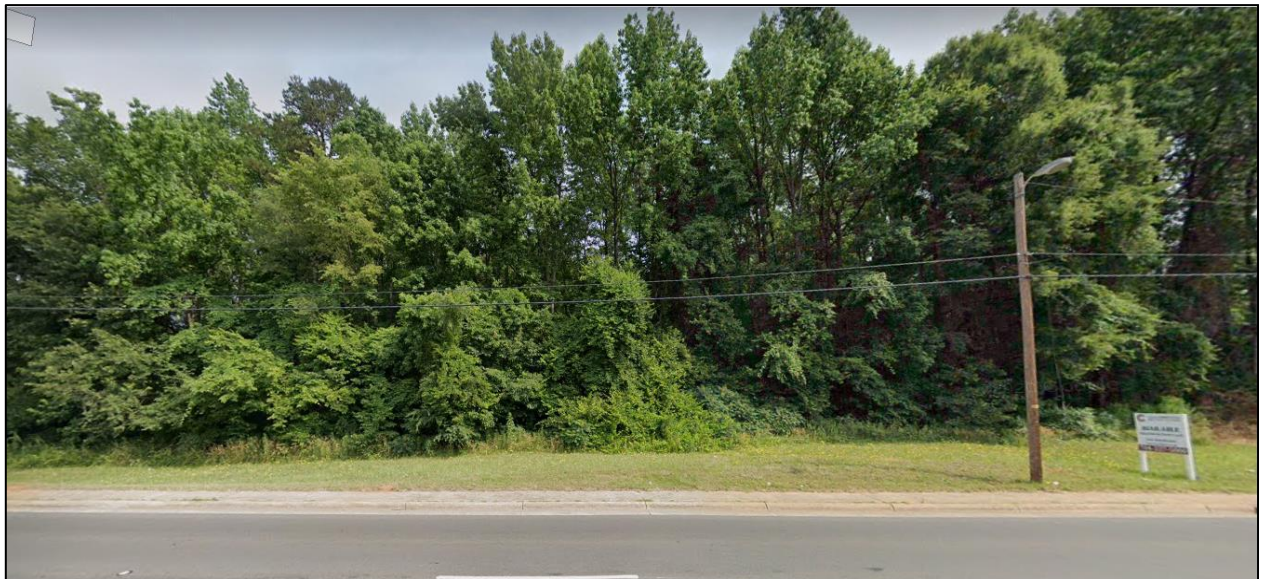
- Up to 135 age-restricted multi-family residential dwelling units in 1 building (29.74 units per acre).
- Limits building height to 60 feet.
- Proposes a workforce housing program to ensure that the proposed residential dwelling units constructed on the Site are reasonably priced for persons earning less than the median income for the area ("Affordable Units"). Ensures that all the proposed affordable Units constructed on the Site, for a period of not less than 20 years, maintain monthly rents that are income restricted for households earning up to 80% of area median income.
- Provides a 24-foot building and parking setback along West Boulevard from back of future curb.
- Provides a 20-foot building and parking setback along Elmin Street from back of future curb.
- Provides a 16-foot setback along the existing unopened right-of-way located along the western property boundary.
- Proposes access via West Boulevard and Elmin Street (gated).
- Proposes the following transportation improvements:
 - Improves West Boulevard with a 16-foot planting strip and an 8-foot sidewalk. The proposed sidewalk will extend across the unopened right-of-way.
 - Provides an 8-foot planting strip and an 8-foot sidewalk along Elmin Street. The proposed sidewalk will extend half-way across the unopened right-of-way. Additional improvements along Elmin Street will be provided as required by the Chapter 19 of the City Code. Elmin will be improved to meet a residential medium cross-section.
 - Provides an 8-foot sidewalk adjacent to the unopened right-of-way located along the western property line. Pedestrian scale lighting will also be provided along this sidewalk. The back of the proposed sidewalk will be located 29 feet from the center line of the unopened right-of-way. A sidewalk and utility easement will be provided for the portion of the sidewalk located outside of the right-of-way.
 - Constructs a curb ramp at the intersection of West Boulevard and the unopened street as generally depicted on the Rezoning Plan.
 - Constructs an accessible curb ramp on the south side of Elmin Street across from the intersection of Moreland Street as generally depicted on the Rezoning Plan. The Petitioner will also bring the existing accessible curb ramp located on the north side of Elmin at the intersection of and Moreland Street to City Standards.

- Dedicates and conveys to CDOT 54 feet of right-of-way from the center line of West Blvd. as generally depicted on the Rezoning Plan.
- Dedicates additional right-of-way along Elmin Street to accommodate a residential medium cross-section. A sidewalk easement may be provided to reduce the amount of right-of-way that is dedicated.
- Dedicates 1-foot of additional right-of-way along the unopened street located along the western property boundary for a total of 21 feet from the center line.
- Constructs a new ADA compliant bus waiting pad per Land Development Standards 60.01B along West Boulevard for outbound bus stop # 34580. The final location of the pad will be coordinated with CATS during the permitting process.
- Proposes the following design guidelines:
 - Proposes building materials used will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
 - Notes vinyl or aluminum as a building material may only be used on windows, soffits, canopies, and on handrails/railings; concrete masonry units not architecturally finished are prohibited as a building material.
 - All principal and accessory buildings abutting West Boulevard, Elmin Street and the unopened right-of-way shall comprise a minimum of 20% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Staff.
 - Prohibited exterior building materials are vinyl siding (but not vinyl hand rails, windows or door trim) and concrete masonry units not architecturally finished.
 - Notes buildings exceeding 135 feet in length along an existing or proposed right-of-way shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet extending up and down through the building façade.
 - Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - Buildings shall be designed with a recognizable architectural base on all facades facing West Boulevard. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
 - Building elevations facing West Boulevard, Elmin Street, and the unopened right-of-way shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- Notes improved open space areas will be provided as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity area. The improved open space area will contain a minimum of 8,000 square feet.
- The Petitioner will look for ways to design the storm water and water quality structure proposed along West Boulevard so that attractively landscaped and screened from West Boulevard.
- Notes an improved urban open space area will also be provided along West Boulevard. The proposed improvements to this open space area will be determined during the land development approval process.

- Existing Zoning and Land Use



The site is currently vacant and is surrounded by a mix of single family and multi-family residential developments, institutional, office, and retail uses and vacant land on parcels in various zoning districts.



The rezoning site is vacant.



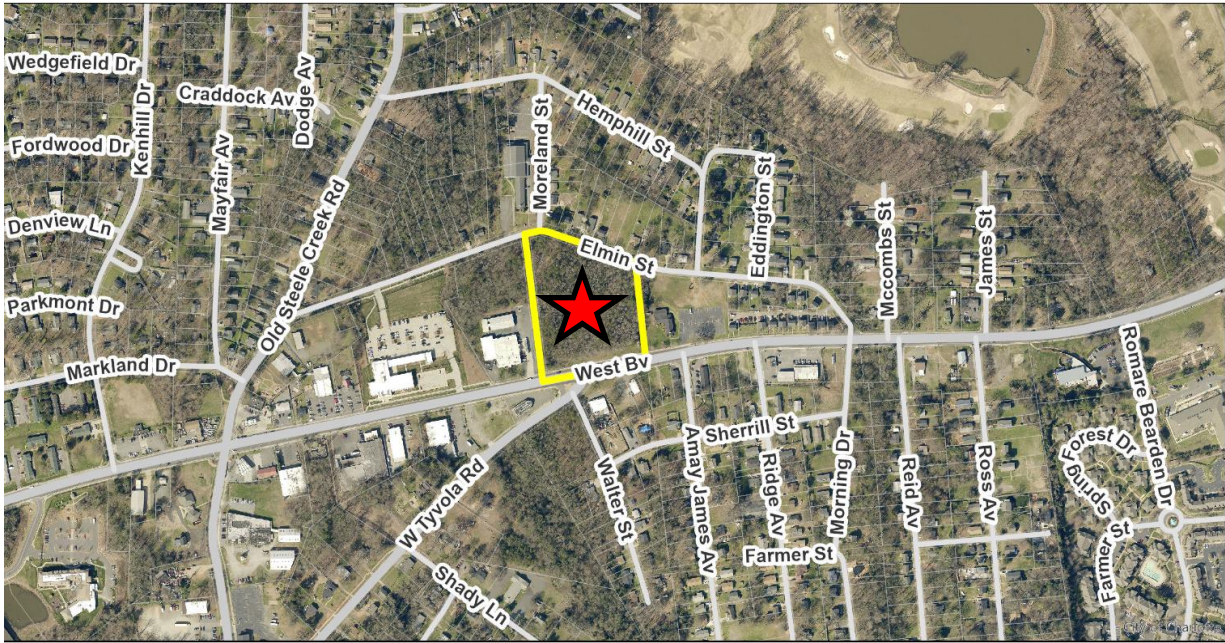
East is a religious institution.



West, along West Boulevard are a mix of residential and nonresidential uses.



Along Elmin Street are single family homes and a religious institution.



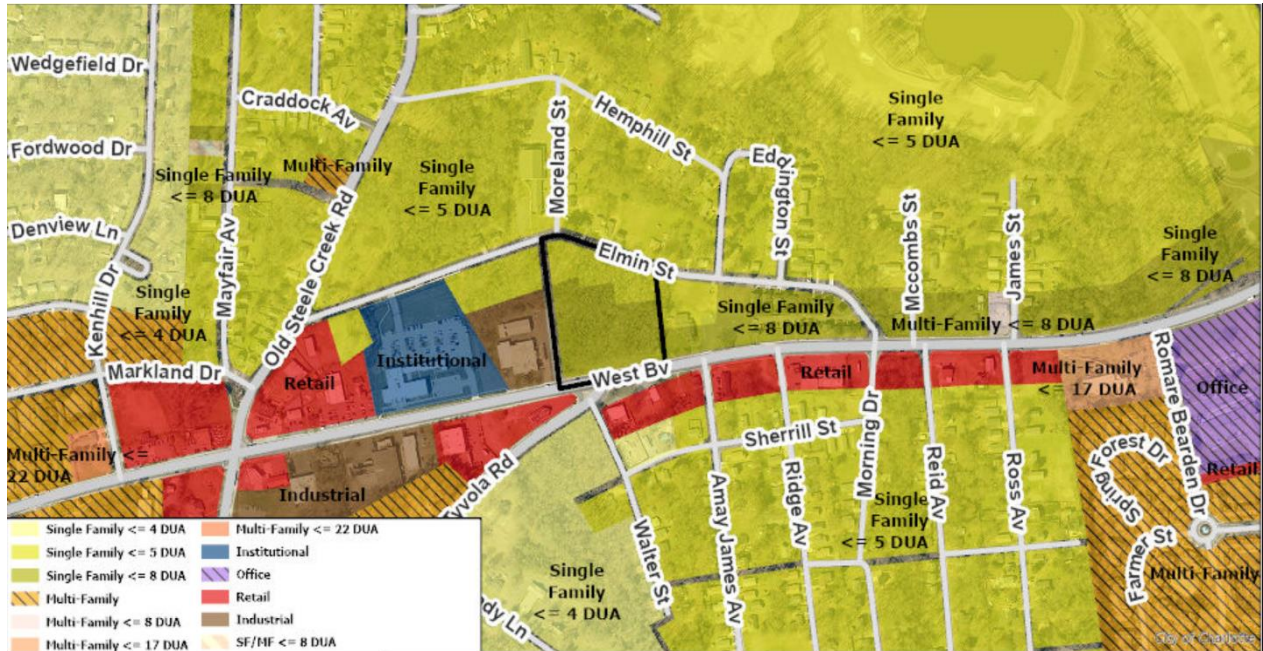
The site (denoted by purple star) is surrounded by a mix of residential and non-residential uses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-121	Rezoned 1.15 acres from B-1(CD) to B-1.	Approved

• Public Plans and Policies



- The *Central District Plan* recommends single family residential up to 5 units per acre for a portion of the site, and single family residential up to 8 units per acre for the remainder of the parcel.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of over 17 dwelling units per acre as illustrated in the table below.

Assessment Criteria	Density Category – Over 17 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	4
Road Network Evaluation	1
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 14	Total Points: 15

• TRANSPORTATION SUMMARY

- The site is located on West Boulevard, a State-maintained major thoroughfare, and Elmin Street, a City-maintained local road, at the intersection of West Boulevard and Tyvola Road. The proposed project is requesting to change the site's rezoning from R-5/R-8 to Urban Residential-2 (UR-2). In accordance with the City's Ordinances and WALKS Policy, the petitioner has committed to construct portion of a pedestrian network, in the form of an 8-foot planting strip and 8-foot sidewalk, along Elmin Street, West Boulevard, and the paper right-of-way along the western property line. This new pedestrian network will complement the bicycle and pedestrian infrastructure constructed as a part of the West Boulevard Corridor Implementation CIP Project. Lastly, the Petitioner has agreed to improve the CATS Bus Stop in front of the site on West Boulevard. There are no outstanding CDOT items.
- **Active Projects Near the Site:**
 - West Boulevard Corridor Implementation, CIP Project ID# PMES181547
 - Construct numerous bicycle and pedestrian improvements along West Boulevard from Camden Road to Billy Graham Parkway.
 - New Pedestrian Hybrid Beacon between Morning Drive and Ridge Avenue
 - Ramp and flatwork construction starting 1st quarter 2021
 - Mast Arm 2nd quarter 2021
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: Vacant
 - Entitlement: 375 trips per day (based on 7 homes at R-5; 24 homes at R-8).

Proposed Zoning: 520 trips per day (based on 135 senior multi-family).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments received.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Elmin Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Elmin Street. See advisory comments at www.rezoning.org.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See Outstanding Issues, Note 4.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **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.

OUTSTANDING ISSUES

Site and Building Design

1. Please provide a landscape plan along Elmin Street to illustrate how the existing residential properties will be screened from the proposed parking areas.
2. The proposed dumpster location is directly across the street from single family homes and religious institution. The dumpster should be moved to another location on site that will not negatively impact adjacent properties or vehicular ingress/egress.
3. Note 6.c. does not define criteria for proposed urban open space improvements during permitting nor does it determine adequacy. Delete the second sentence and define what urban open space is.
4. List elements of what should be located in the urban open space (benches, landscaping, etc.) -
5. Modify Note 6.b. committing to designing the storm water and water quality structure proposed along West Boulevard so that attractively landscaped and screened from West Boulevard.
6. Ensure that Note 5.g (Service Area Screening) is in compliance with the ordinance.

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

Planner: Claire Lyte-Graham (704) 336-3782