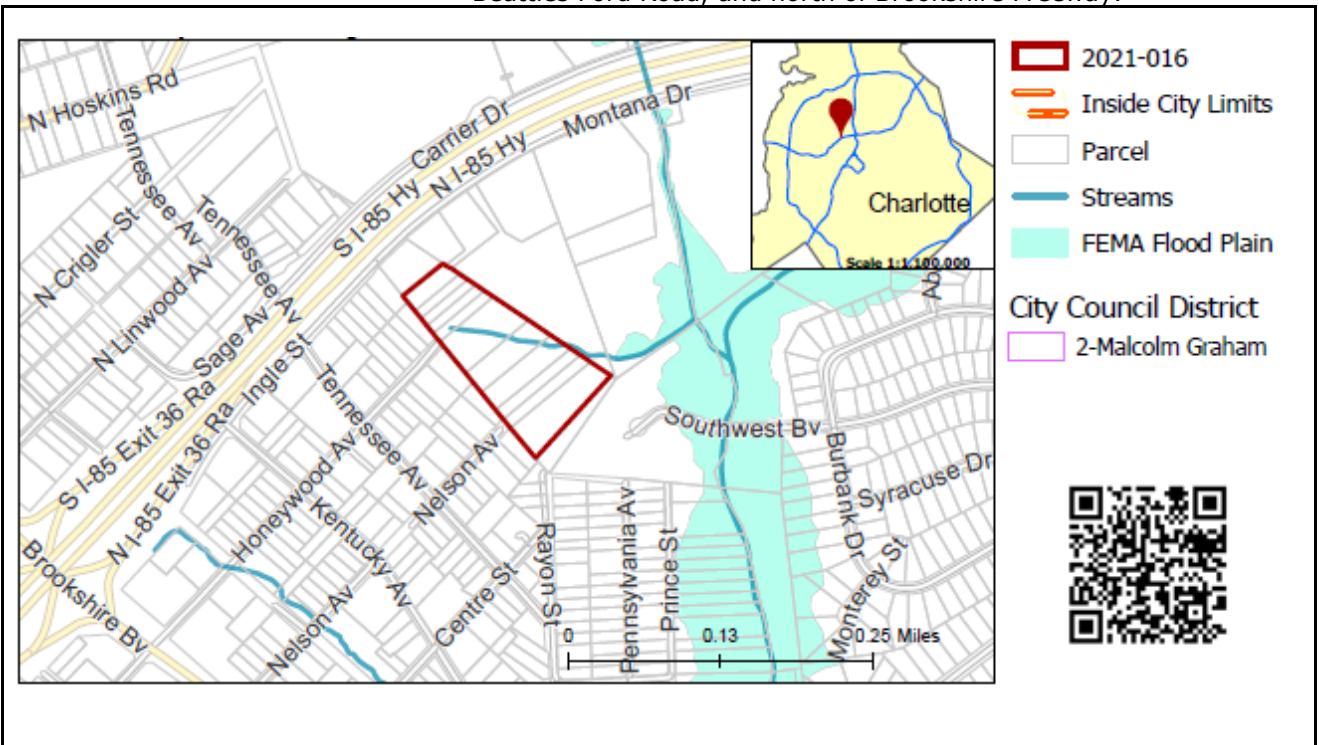


REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: R-22MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 7.02 acres located south of Interstate 85, west of Beatties Ford Road, and north of Brookshire Freeway.



SUMMARY OF PETITION

The petition proposes a residential community to allow up to 150 multi-family dwelling units on vacant land for a density of 21.36 dwelling units per acre.

PROPERTY OWNER

Nathaniel Jones

PETITIONER

Urban Trends Real Estate, Inc.

AGENT/REPRESENTATIVE

Chris Ogunrinde

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 6

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of technical issues related to site design.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan (1993)* recommendation of single-family residential use up to 4 dwelling units per acre, but **consistent** with the General Development Policies (GDP) recommendation of over 17 DUA.

Rationale for Recommendation

- This petition proposes up to 150 multi-family dwelling units for a density of 21.36 dwelling units per acre (DUA).

- The General Development Policies (2007) provide policy guidance and locational criteria for evaluating applicable parcels previously recommended for residential uses for density. The General Development Policies' locational criteria would score this site for over 17 dwelling units per acre with design guidelines. At over 17 dwelling units per acre, this petition includes adequate additional commitments to design.
- This petition helps to fulfill the district plan's goal of increasing infill housing units on vacant or underutilized properties to increase the current housing stock.
- The site plan proposes to increase the pedestrian experience within the development by including open space areas with amenities such as seating areas, hardscape elements and shade structures, and committing to provide a minimum 5-foot sidewalk and cross-walk network that links to the buildings on the site and to the sidewalks along the abutting public streets.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from Single Family up to 4 DUA to Residential up to 22 DUA for the site.

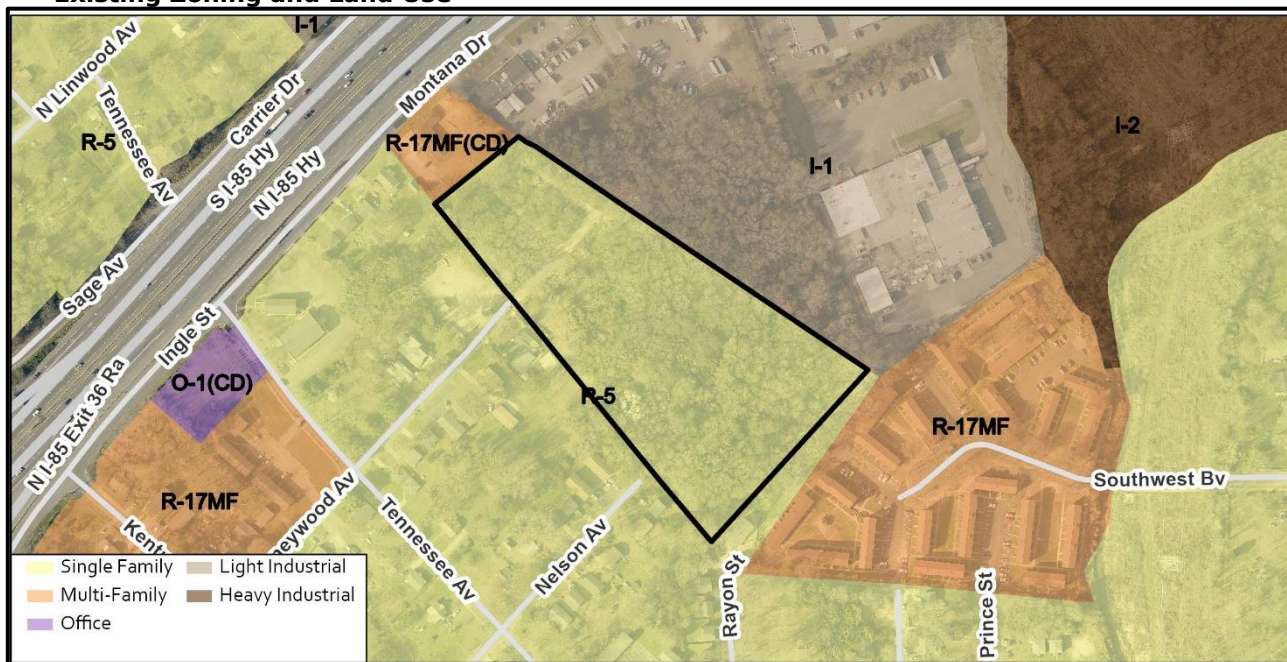
PLANNING STAFF REVIEW

• **Proposed Request Details**

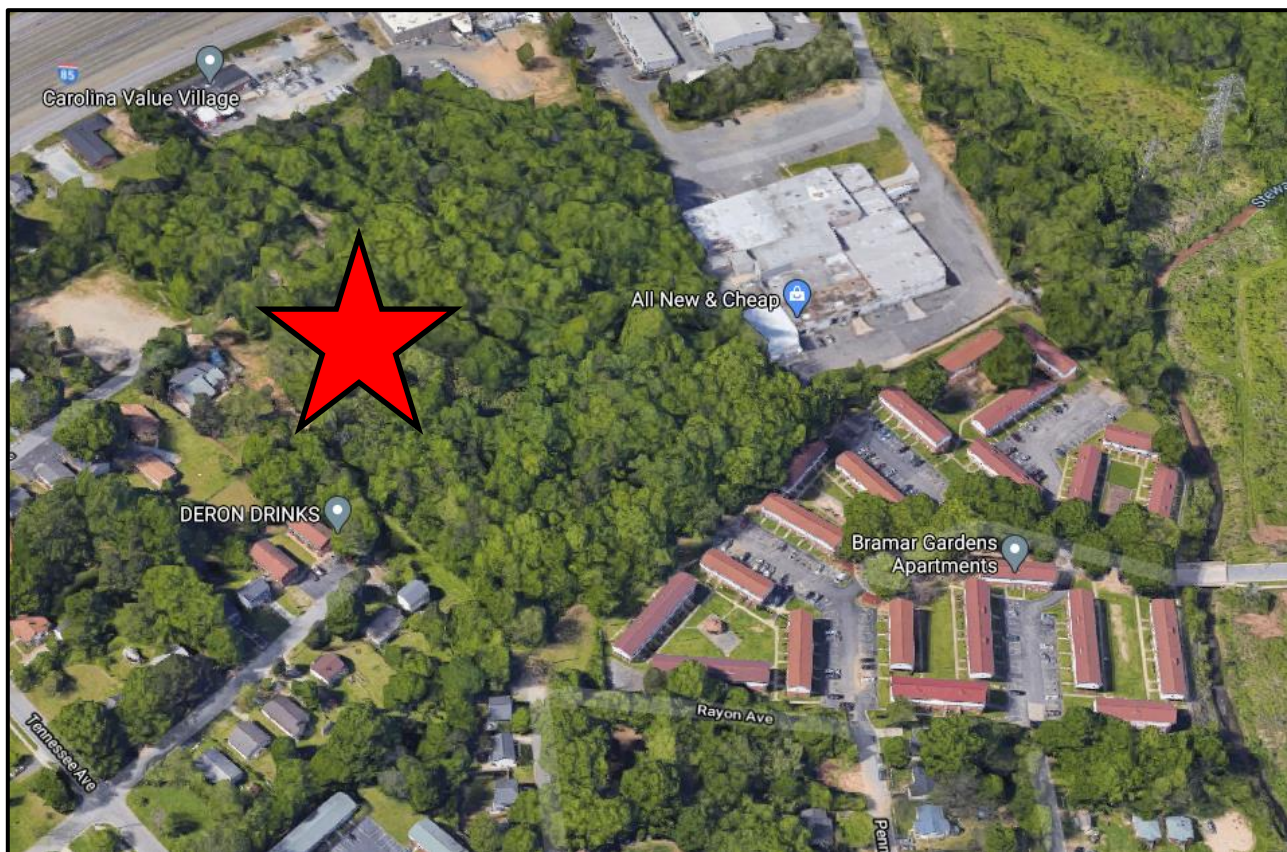
The site plan accompanying this petition contains the following provisions:

- Allows up to 150 multi-family dwelling units.
- Limits principle buildings on the site not to exceed 7 buildings.
- Limits building height to 40-feet.
- Provides access off Honeywood Avenue and Nelson Avenue.
- Provides 2 areas of open/amenity space: 4,320 square-feet and 9,010 square-feet with amenities such as seating areas, hardscape elements and shade structures.
- Limits detached lighting to 22-feet in height.
- Provides a minimum 5-foot sidewalk and crosswalk network that links to the buildings on the Site and to the sidewalks along the abutting public streets.
- Provides a 38-foot Class C Buffer to abutting residential properties.
- Architectural Details:
 - Building materials 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.
 - Building Massing and Height shall be designed to break up long monolithic building forms as follows: Buildings exceeding 135-feet in length will include modulations of the building massing/facade plane such as recesses, projections, and architectural details. Modulations will be a minimum of 10-feet wide and shall project or recess a minimum of 4-feet and extend up and down along the exterior of the building façade.
 - Building elevations will be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projection recesses, pilasters, banding and change in materials or colors.
 - Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

- Existing Zoning and Land Use



The rezoning site is undeveloped. It is surrounded by a mix of single family homes, multi-family apartments, office and industrial uses in various zoning districts.



The rezoning site denoted by red star.



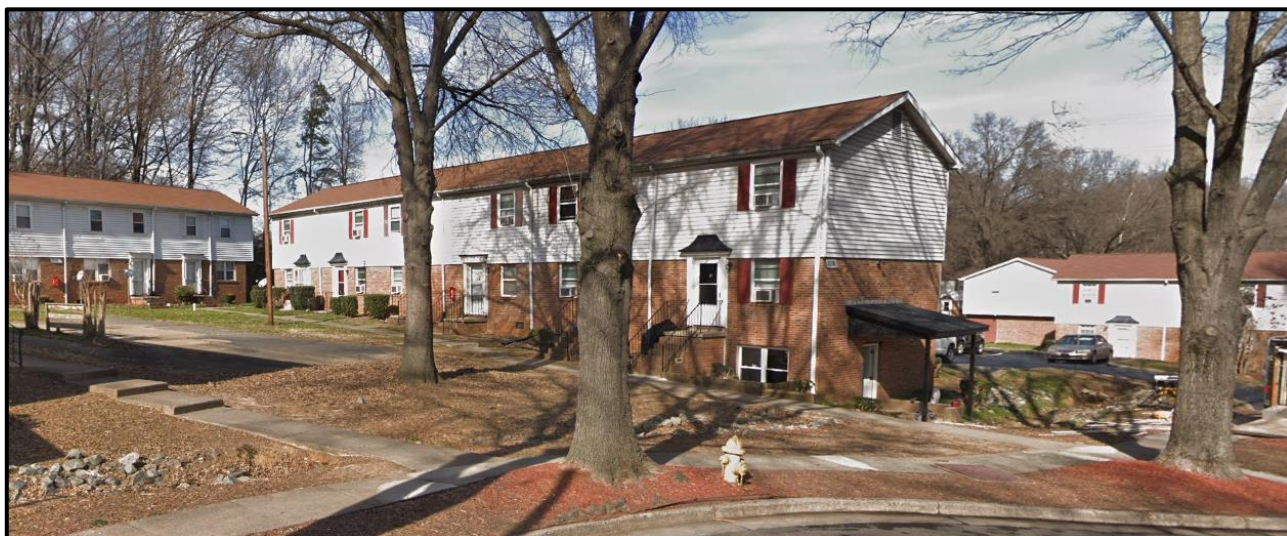
The property to the west along Honeywood Avenue includes single family and multi-family dwellings.



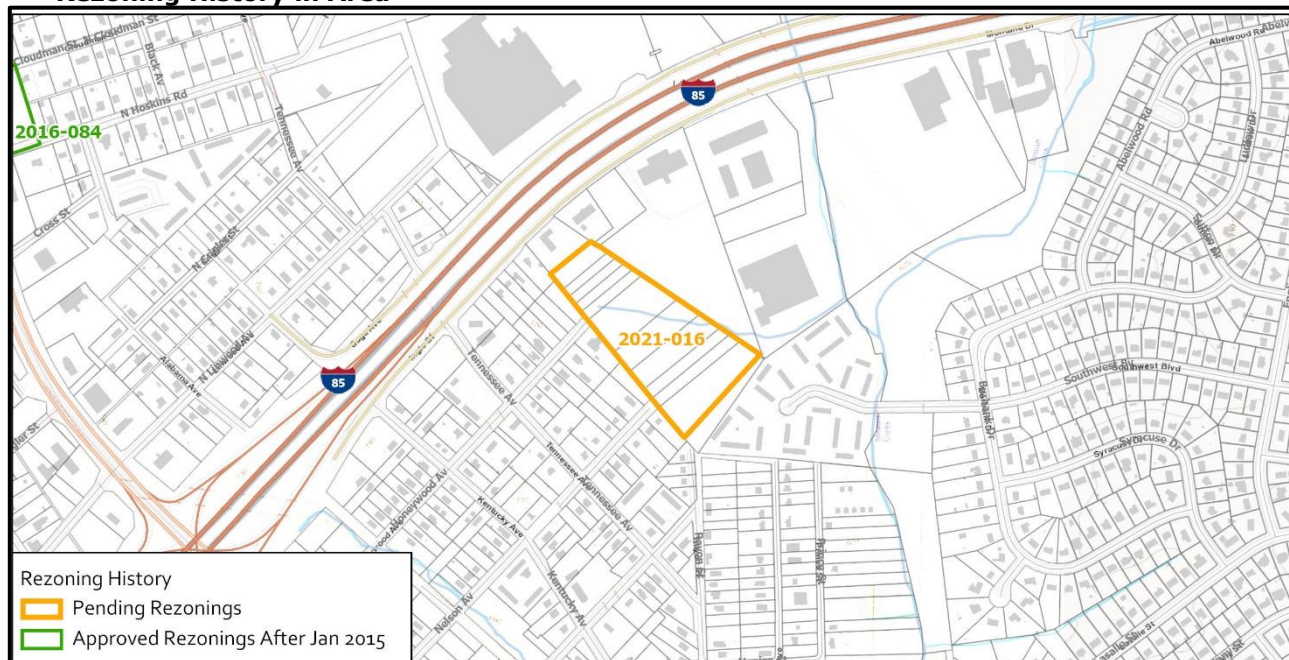
The property to the north along Montana Drive includes office, distribution, and industrial uses.



The property to the east along Montana Drive includes distribution and industrial uses.

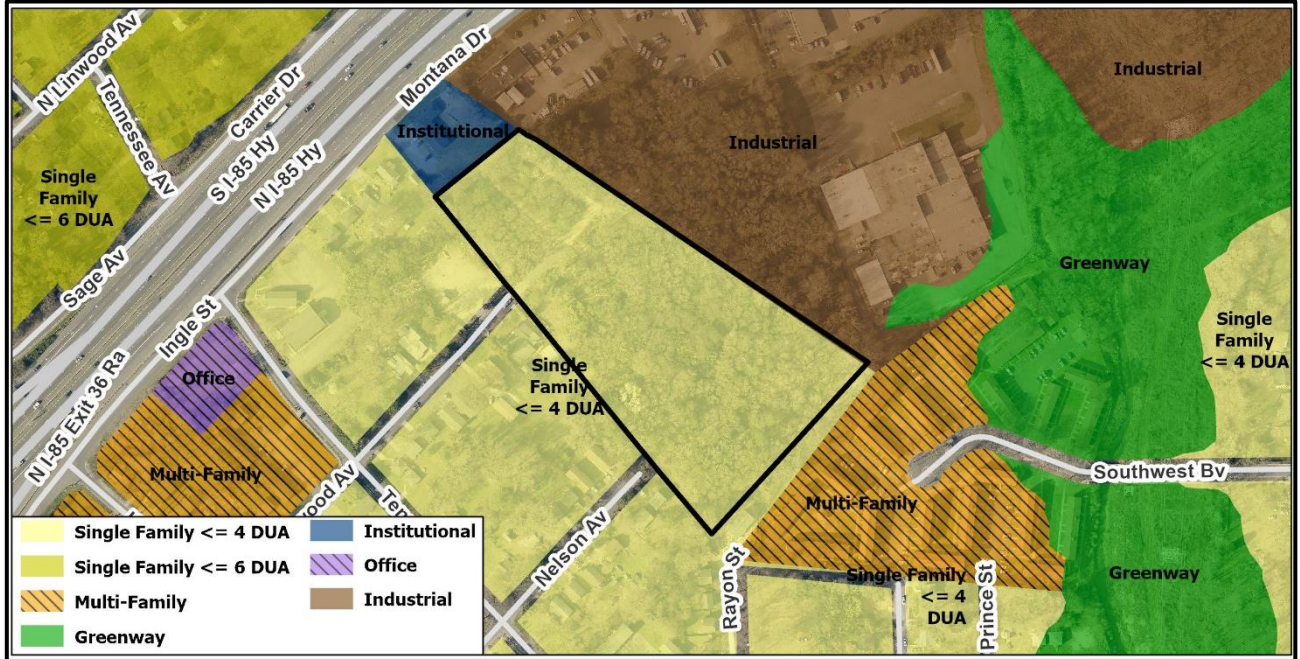


- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-084	Rezoned 1.85 acres to allow a convenience store to be redeveloped with Quik Trip convenience store.	Approved

• **Public Plans and Policies**



- The *Central District Plan (1993)* calls for single family up to 4 DUA.
- 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 to 22 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 22 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 at the dead-ends of two city-maintained local roads (Honeywood Avenue and Nelson Avenue). Access is proposed off the dead-ends of both existing public roads, and the driveway connections will be reviewed during permitting in accordance with the Charlotte Land Development Standards Manual (CLDSM). As this site is adjacent to Industrial-zoned parcels, no stub streets will be required. There are no outstanding CDOT items.
- **Active Projects:**
 - None
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).
Entitlement: 400 trips per day (based on 25 single family dwellings).

Proposed Zoning: 850 trips per day (based on 156 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:** 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 17 students, while the development allowed under the proposed zoning may produce 29 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 12 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Thomasboro K-8 from 128% to 131%
 - West Charlotte High remains at 96%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Montana Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along the center of the rezoning boundary. 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:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

1. Revise Note 2a. to state 150 multi-family units not 154 multi-family units.

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

Planner: Michael Russell (704) 353-0225