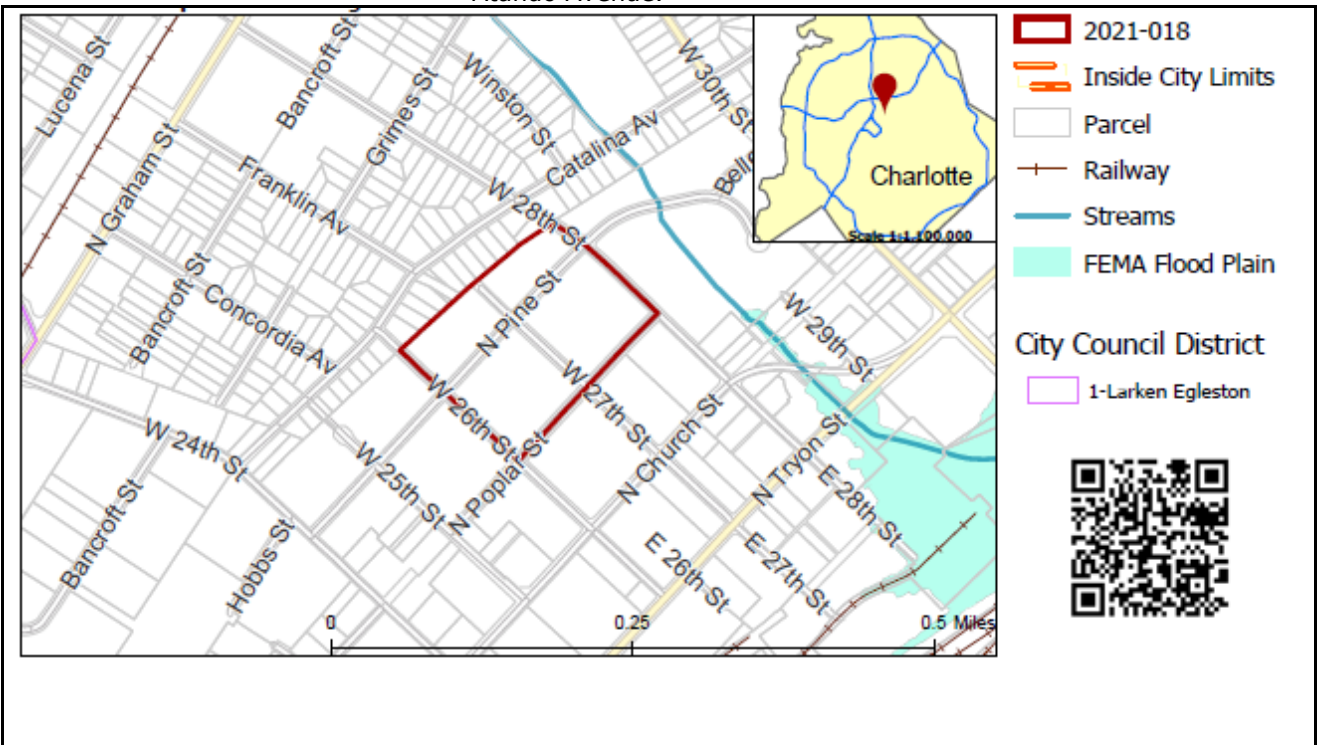


**REQUEST**

Current Zoning: R-22MF(CD) (multi-family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 10.81 acres located in the western quadrant of the intersection of North Poplar Street and West 28th Street, south of Atando Avenue.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant site located in the Tryon Hills neighborhood with up to 323 residential dwelling units consisting of single family detached, single family attached, and multi-family residential dwellings, at a density of 29.3 units per acre.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

MREC Vision Northend, LLC  
Poplar Development Partners  
Keith MacVean, Moore & Van Allen

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *North Tryon Area Plan (2010)* recommendation of residential use, but **inconsistent** with the plan's recommended density of up to 22 dwelling units per acre.

Rationale for Recommendation

- This petition's proposal of multi-family units up to 29.3 dwelling units per acre (DUA) is inconsistent with the area plan's recommendation of up to 22 DUA, but the area plan does mention

that a density increase of up to 30 DUA could be considered with the appropriate transition to existing single family.

- The site plan commits to establishing a 15-foot buffer between the single-family homes at the back of the site along with a 6-foot fence and commits to limiting building height up to 50-feet, per ordinance requirements.
- The petition follows the area plan's recommendation of incorporating sidewalks within the development that connect to public or existing sidewalks by improving and adding 8-foot sidewalks and 8-foot planting strips along all portions of public streets.
- The area plan recommends front porches, balconies, and varying façades on new development. This petition proposes that all first story façades of all buildings along streets shall incorporate columns, awnings, arcades, porches, stoops, windows, doors, or other architectural elements, so as to provide an improved pedestrian experience and to provide visual divisions between the first and second stories if the building is more than one story.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan (2010)*, from Residential up to 22 DUA to Residential over 22 DUA for the site.

## PLANNING STAFF REVIEW

### • **Proposed Request Details**

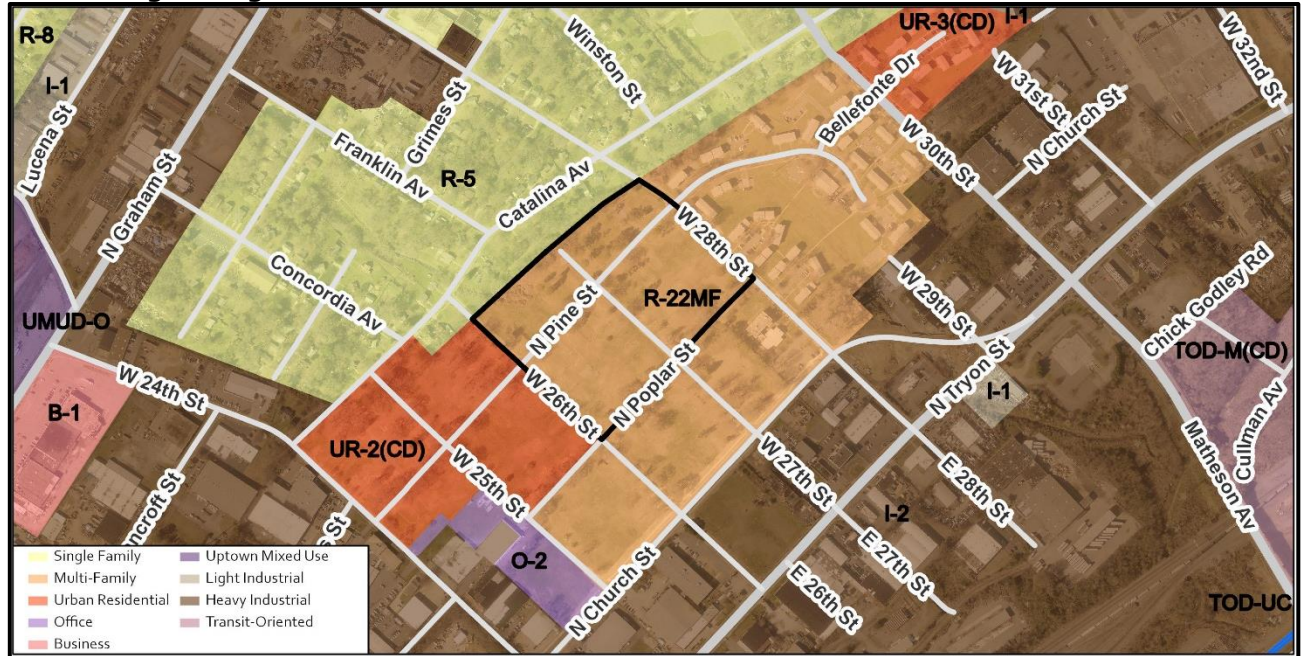
The site plan accompanying this petition contains the following provisions:

- Allows up to 323 residential dwelling units.
- Provides a workforce housing program to ensure that some residential units are reasonably priced for persons earning less than the Area Median Income (AMI). The Petitioner will ensure that no fewer than 16 of the units located on the Site (equal to 5% of the total number of units allowed on the Site), for a period of not less than 15 years, maintain monthly rents that are income restricted for households earning 80% or less as defined by the AMI.
- Commits to installing an 8-foot planting strip and 8-foot sidewalk along street frontages.
- Utilizes existing road network to preserve connectivity.
- Commits to a ~~three~~ **Four-foot** high masonry wall to screen surface parking areas over 100-feet in length fronting an existing public street.
- An improved open space area will be provided within each of the 4 Development areas. Each open space area will be improved with a combination of landscaping including lawn panels, walkways, seating areas, as well as other amenities appropriate to the design of the open space.
- Architectural Details:
  - Building materials will be a combination of glass, brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, cementitious siding, EIFS, or wood. Vinyl is prohibited as a building material except on windows, soffits and handrails/railings.
  - Garages constructed on the site may not be oriented toward the existing or proposed public street, except when the garage is located behind the principal structure.
  - Proposed buildings will be oriented toward existing public streets to reinforce the streetscape.
  - Ground floor elevations will be treated with a combination of fenestration, clear glass, prominent entrances, porches, stoops, changes in materials, building step backs, artwork and landscaping. Blank walls cannot be addressed with landscape elements only.
  - Ground floor units facing public streets will have an entrance from the street. Principal entrances of buildings shall be articulated and expressed in greater architectural detail than other building entrances.
  - Windows shall be vertically shaped, with a height greater than their width. Fenestrations may be used in instances of large, feature windows, and square windows may be used as a secondary design element.
  - Windows and doors comprise at least 20% of the total façade along the proposed streets, with each floor calculated independently. The maximum contiguous area without windows or doors on any floor shall not exceed 20-feet in height and 20-feet in length. This requirement may be reduced by 50% when a façade is not visible from a public street,

and, in that case, the maximum contiguous area without windows or doors on any floor shall not exceed be 20-feet in height and 40-feet in length.

- A minimum 25% of masonry materials shall be incorporated on the first/ground floor of the buildings that front public streets.
- Facades over 75 feet in length shall incorporate wall projections or recesses a minimum of three feet in depth, the combined length of which will constitute at least 20% of the total façade.
- Additional street fronting façade requirements will apply to public streets as detailed in site plan notes.

• **Existing Zoning and Land Use**



The surrounding land uses include single family homes, multi-family apartments, religious institution, retail, and industrial uses.





The subject property is denoted by a red star.



The property to the north along Catalina Avenue is developed with single family homes.





The property to the south along North Poplar Street is vacant land.



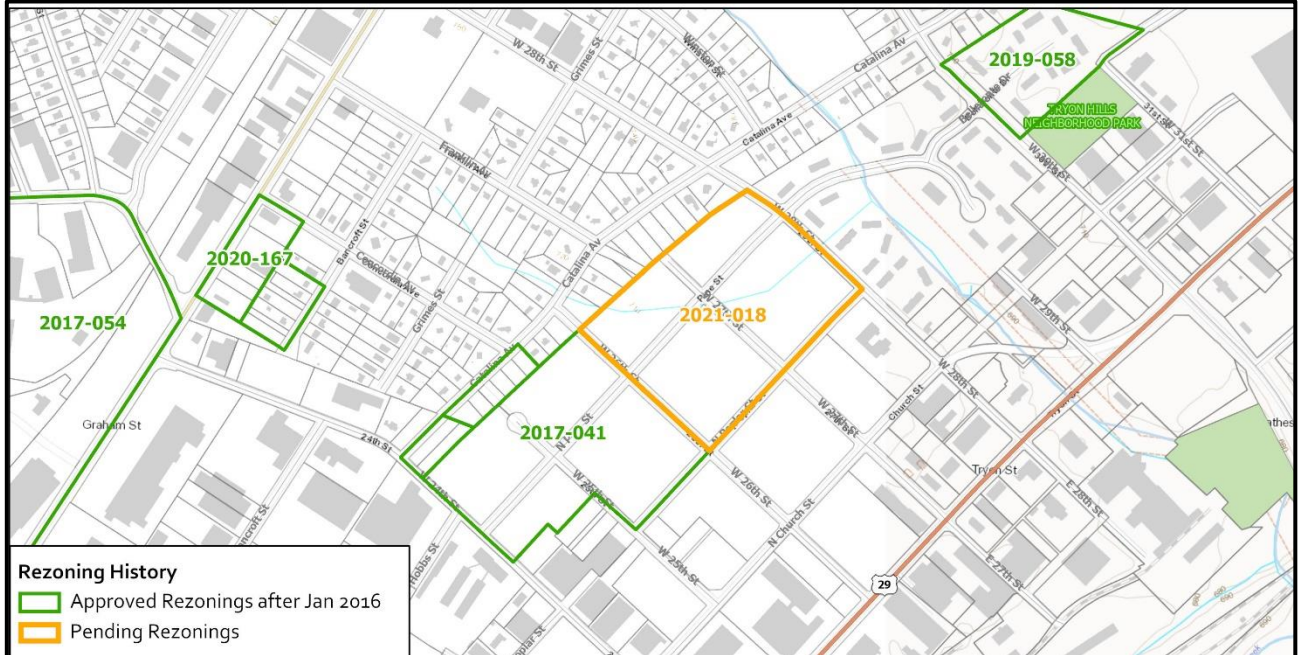
The property to the east along West 28<sup>th</sup> street is developed with multi-family apartments.



The property to the west along West 26<sup>th</sup> Street is currently vacant but was recently rezoned for residential.



- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-041	Rezoned 12.67 acres to allow up to 314 residential units.	Approved
2017-054	Rezoned 72 acres to allow a mix of uses allowed in the UMUD (uptown mixed use) district, including office, retail, eating/drinking entertainment uses, hotels, multi-family residential, and light industrial.	Approved
2019-058	Rezoned 4.27 acres to allow up to 140 multi-family units.	Approved
2020-167	Rezoned 3.08 acres to allow up to 69 townhomes.	Approved

- Public Plans and Policies**



- The *North Tryon Area Plan (2010)* calls for Residential up to 22 DUA.

- **TRANSPORTATION SUMMARY**

- The site is located on City-maintained local roads (North Pine Street, North Poplar Street, West 26th, 27th, and 28th Streets). There is already an existing road network within this site that will be largely preserved to serve connectivity goals for the area. The project commits to installing an 8-foot planting strip and 8-foot sidewalk, which supports the Charlotte WALKS policy. The petitioner has committed to providing on-street parking along all public streets, with exception to segments along Pine Street to preserve existing trees. All outstanding CDOT items are addressed.

- **Active Projects:**

- None

- **Transportation Considerations**

- ~~See Outstanding Issues, Notes 1-3.~~ Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 1,290 trips per day (based on 237 apartments).

Proposed Zoning: 1,760 trips per day (based on 323 apartments).

**DEPARTMENT COMMENTS** (see full department reports online)

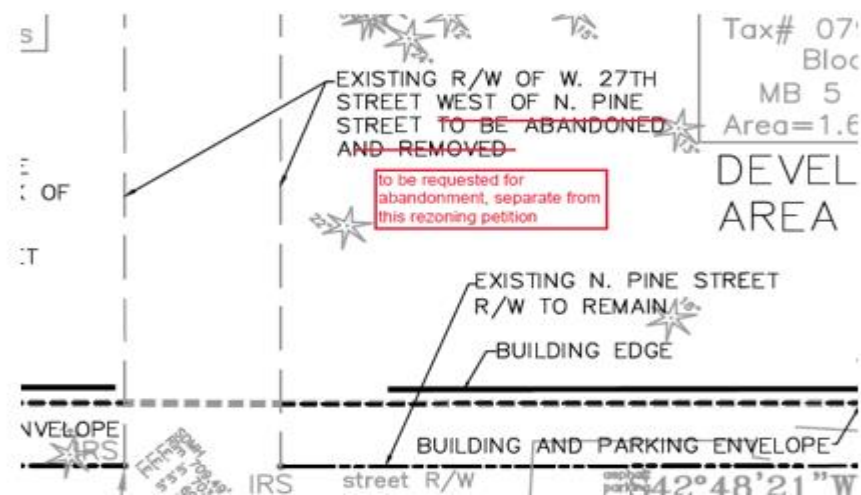
- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 43 students, while the development allowed under the proposed zoning may produce 59 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 16 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Highland Renaissance Elementary from 74% to 79%
    - Martin Luther King, Jr. Middle from 94% to 96%
    - Garinger High from 117% to 119%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along North Pine Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along North Pine 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:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **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. Add a conditional note that recessed on-street parking will be provided along all street frontages in accordance with CLDSM.~~ Addressed
- ~~2. On sheets RZ-1 and RZ-2, remove call-out to abandon and remove W. 27th Street. Also, remove the site conditional note 3. Access, Buffers, Screening, Open Space and Pedestrian Circulation.~~

~~Note I. The abandonment of W. 27th Street is not consistent with the USDG Standards.~~



Addressed

3. ~~Remove note 3.K. This is covered in the site plan call out and is a separate process from the rezoning.~~ Addressed

#### Site Design

4. ~~Clarify site plan note 3b. that the 3-foot wall is in addition to parking lot screening per section 12.303. Wall does not satisfy the requirement on its own.~~ Addressed
5. ~~Clarify site plan note 2i. to state how frequently the modulation will occur.~~ Addressed

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

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