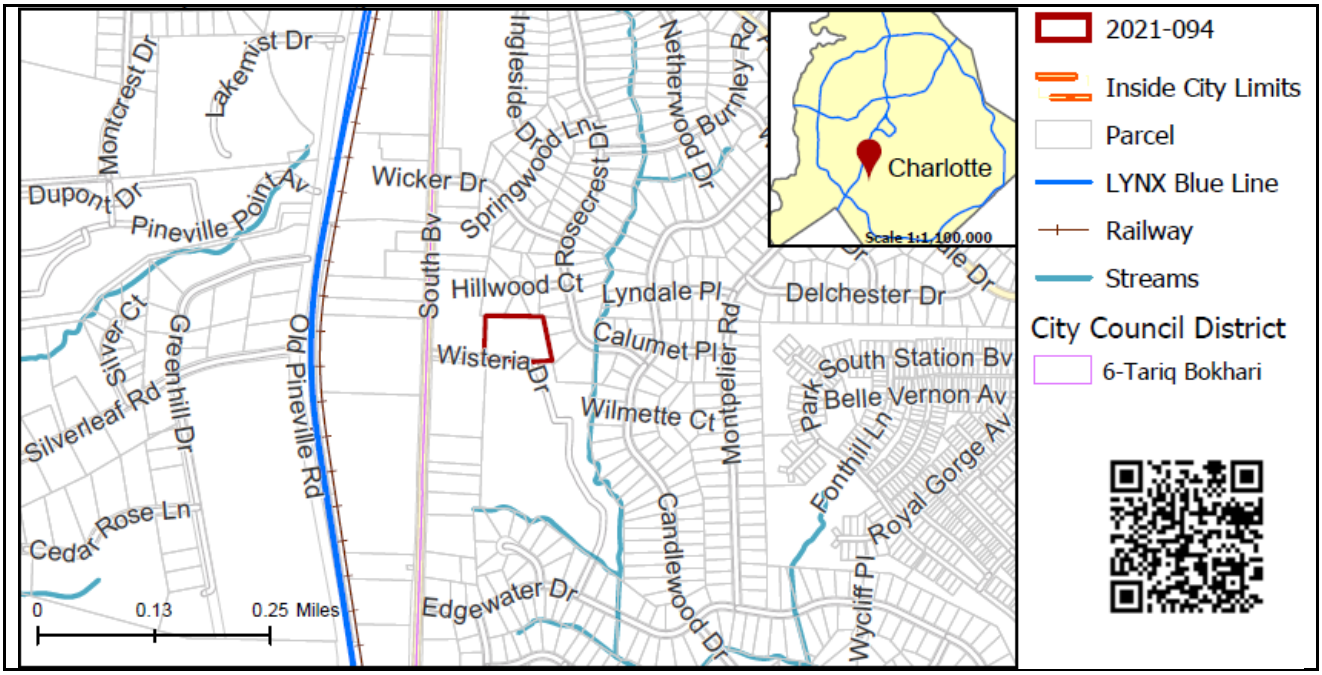
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2021-094
Final Staff Analysis
November 15, 2021

REQUEST	Current Zoning: R-22MF (multi-family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 1.88 acres located on the north side of Wisteria Drive, east of South Boulevard, and south of Archdale Drive



SUMMARY OF PETITION	The petition proposes to develop the vacant site with a 33 unit townhome community off South Blvd.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	The Entrust Group, Inc. FBO James W. McCarthy IRA 59-01014 Icon Custom Masonry, Inc. John Carmichael/ Robinson Bradshaw
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 9

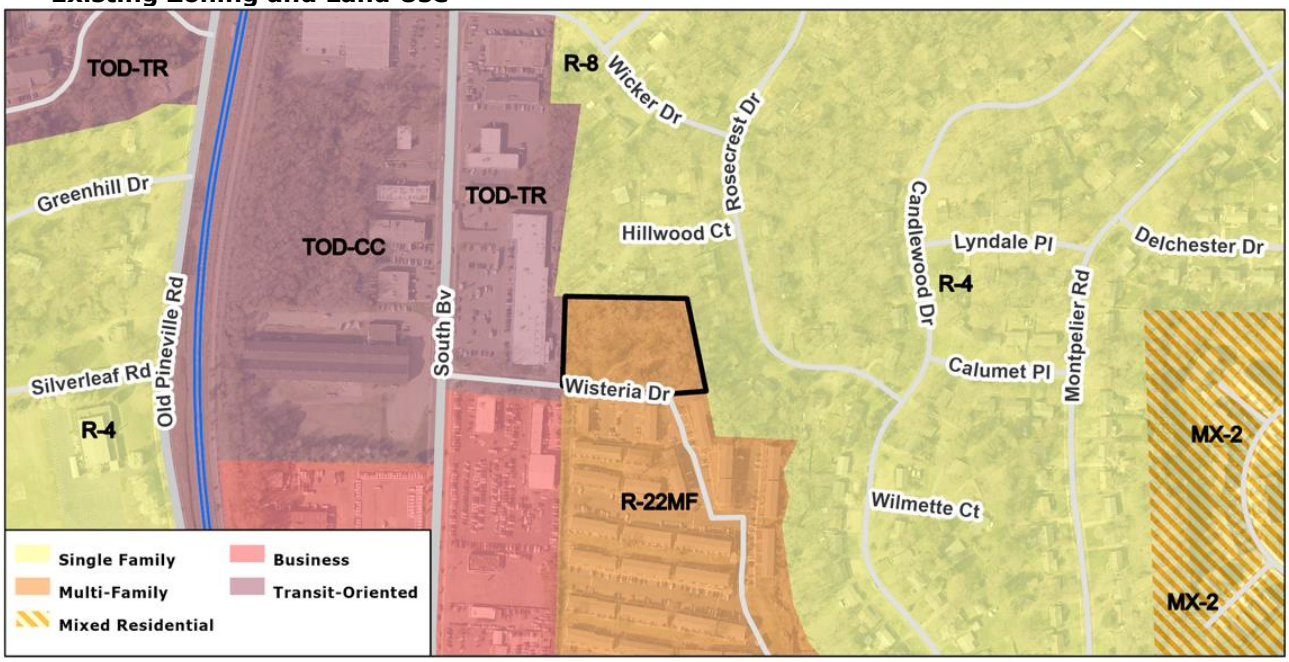
STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **consistent** with the *Tyvola Archdale Transit Station Plan* recommendation for residential use less than or equal to 22 dwellings per acre. <u>Rationale for Recommendation</u> • The petition proposed a single family attached community with up to 33 units for a density of 17.4 units per acre. • The site is currently zoned multi-family and is adjacent to multi-family zoning and development. • The site provides a transition of land use from the single family to the east to the commercial to the west. • Provides a landscape area and screen fence along the northern and eastern property line adjacent to single family.

- The site is within approximately ½ mile from the Archdale Transit Station on the Lynx Blue Line.

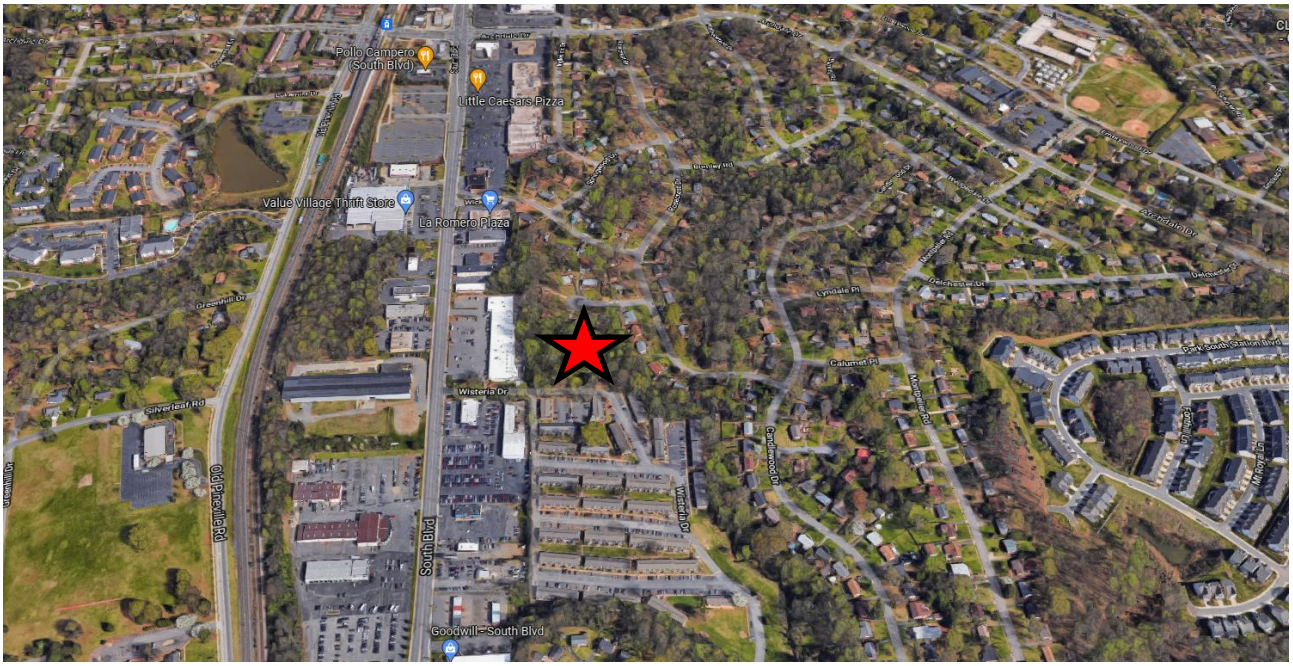
PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Up to 33 single family attached dwellings for a density of 17.4 units per acre.
  - Limits the building height to 40 ft.
  - Specifies architectural standards related to façade materials, roof pitch and corner/end units facing public street will have stoop or porch that wraps the frontage or limit blank wall expanse to 10 feet at all levels.
  - Provides access via an internal alley accessed from Wisteria Drive.
  - Constructs an 8 ft planting strip and 8 ft sidewalk along frontage of Wisteria Drive.
  - Specifies units will be rear/alley loaded.
  - Provides a 16 ft landscape area planted to a Class C standard and a 6 ft tall wood screen fence along the northern and eastern property lines adjacent to single family.
  - Specifies units 33 and 10 (nearest to single family) will be no closer than 30 ft to the property line in common with single family homes.
  - Commits to a minimum of 4 visitor parking spaces.

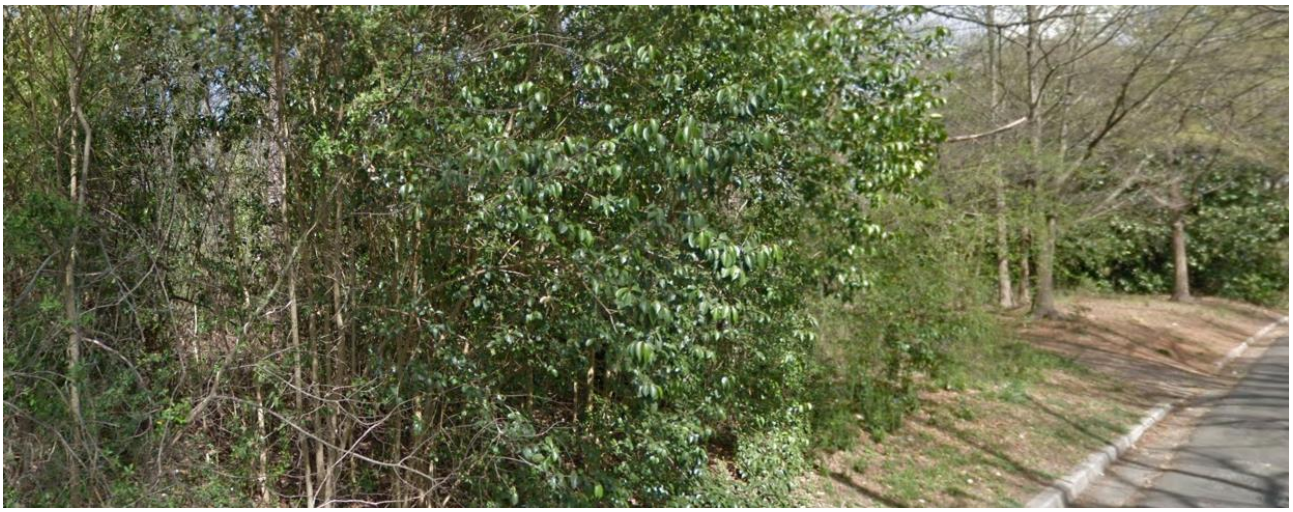
- **Existing Zoning and Land Use**



The site is located in an area with a mix of uses with residential to the north, east and south and commercial uses to the west along South Blvd.



The site (indicated by the red star) is located off Wisteria Drive a private street providing shared access from South Boulevard to subject parcel and the multi-family development south of the site.



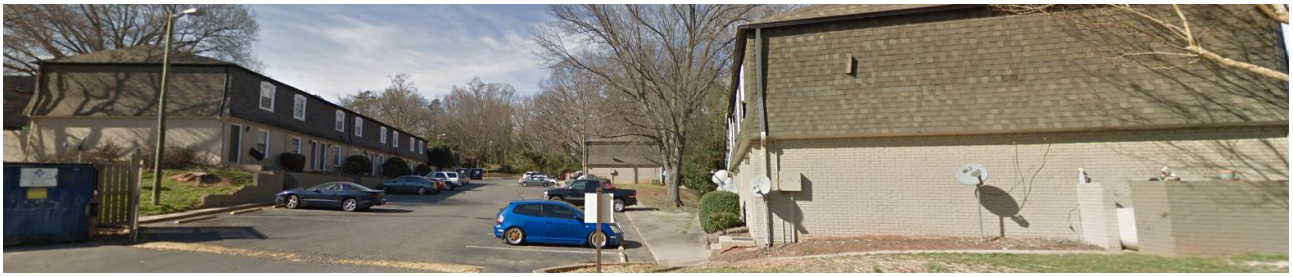
The site is vacant.



North of the site are single family homes off Hillwood Ct.



East of the site are single family homes along Rosecrest Dr.

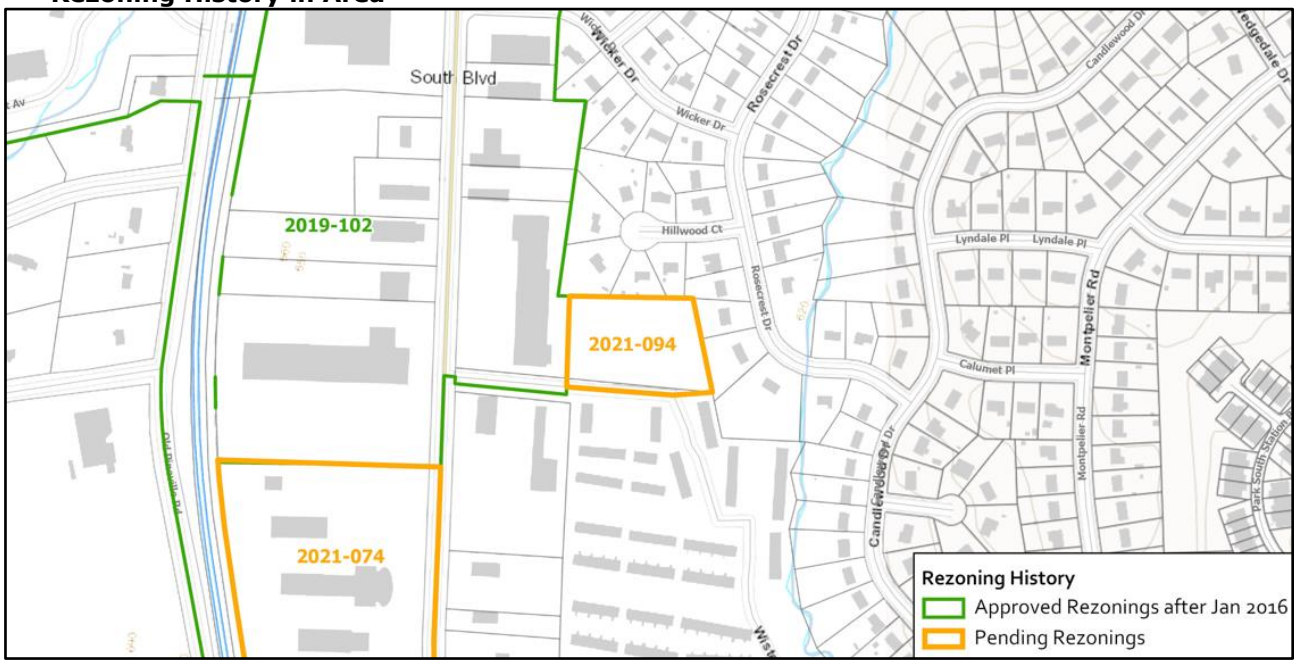


South of the site are multi-family dwellings off Wisteria Dr.



West of the site are commercial uses along South Bv.

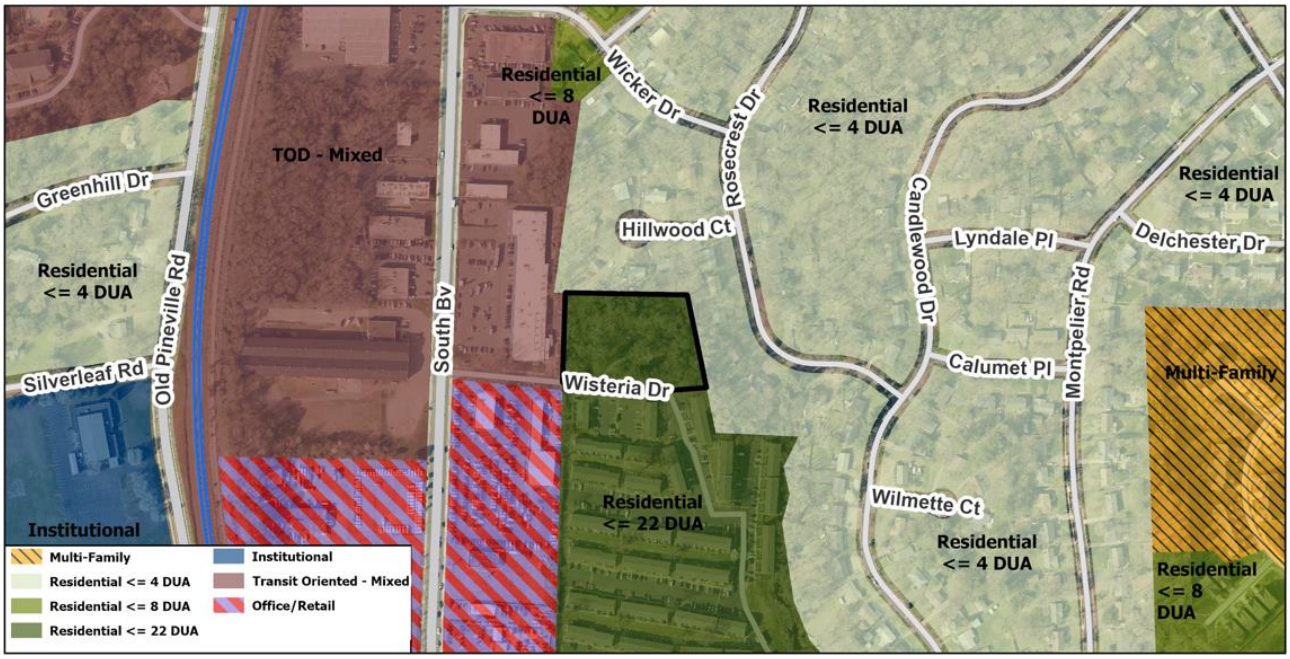
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Numerous parcels along the Blue Line to align parcels recommended for TOD to new TOD districts.	Approved

2021-074	10.58 acres west of the site along South Bv. to TOD-NC (transit oriented development – neighborhood center) to allow transit supportive development.	Pending (scheduled decision 10/18)

- **Public Plans and Policies**



  - *The Tyvola Archdale Transit Station Area Plan* (2008) recommends residential less than or equal to 22 dwellings per acre.

- **TRANSPORTATION SUMMARY**
  - The site is located on a major/minor thoroughfare/collector road located adjacent to Wisteria Drive, a City-maintained local street near South Boulevard, a State-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. Transportation improvements include an 8-foot planting strip and 8-foot wide sidewalk along Wisteria Drive. All outstanding CDOT comments have been addressed.
- **Active Projects:**
  - NA
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

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

  Entitlement: 225 trips per day (based on 41 multifamily units).

  Proposed Zoning: 210 trips per day (based on 33 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **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 14 students, while the development allowed under the proposed zoning may produce 11 students. Therefore, there is no net increase in the number of students generated from existing zoning to proposed.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Huntingtowne Farms Elementary at 139%
    - Carmel Middle at 125%
    - South Mecklenburg High at 134%.

- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 320 feet west of the rezoning boundary along South Blvd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections.

  Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 110 feet north of the rezoning boundary on Hilwood Ct. A developer donated project will be required in cases there is not direct service. See advisory comments at www.rezoning.org
- **City Arborist/Urban Forestry:** No outstanding issues.
- **Erosion Control:** 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.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Storm Water Services:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUES

Site and Building Design

1. ~~Ensure that shared sidewalks are not included in area for private open space.~~ Addressed
2. ~~Amend the site plan to specify minimum building separation from the northern and eastern property lines to the nearest residential buildings.~~ Addressed, commits to 30 feet of separation between the units nearest to property lines in common with single family homes.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

3. ~~Amend the development data table for Height to say "As specified below."~~ Addressed
4. ~~Amend note D. 8 to specify minimum size for the stoop. Can't commit to a usable stoop without some minimum dimension to make sure it is useable.~~ Addressed, commits to a minimum size of 5ft by 5ft.
5. ~~Modify parking in the development data table to specify the minimum number of visitor spaces to be provided.~~ Addressed, commits to 4 spaces

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

Planner: John Kinley (704) 336-8311

RZP 2021-094
Goals Relevant to Rezoning Determinations

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	**Goal 1: 10- Minute Neighborhoods** All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	**Goal 2: Neighborhood Diversity & Inclusion** Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	✓
	**Goal 3: Housing Access for All** Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	✗
	**Goal 4: Trail & Transit Oriented Development (2-TOD)** Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	✓

	**Goal 5: Safe & Equitable Mobility** Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.	✓
	**Goal 6: Healthy, Safe & Active Communities** All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.	✓
	**Goal 7: Integrated Natural & Built Environments** Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.	✓
	**Goal 8: Diverse & Resilient Economic Opportunity** Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.	**N/A**
	**Goal 9: Retain Our Identity & Charm** Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.	✓
	**Goal 10: Fiscally Responsible** Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth	**N/A**