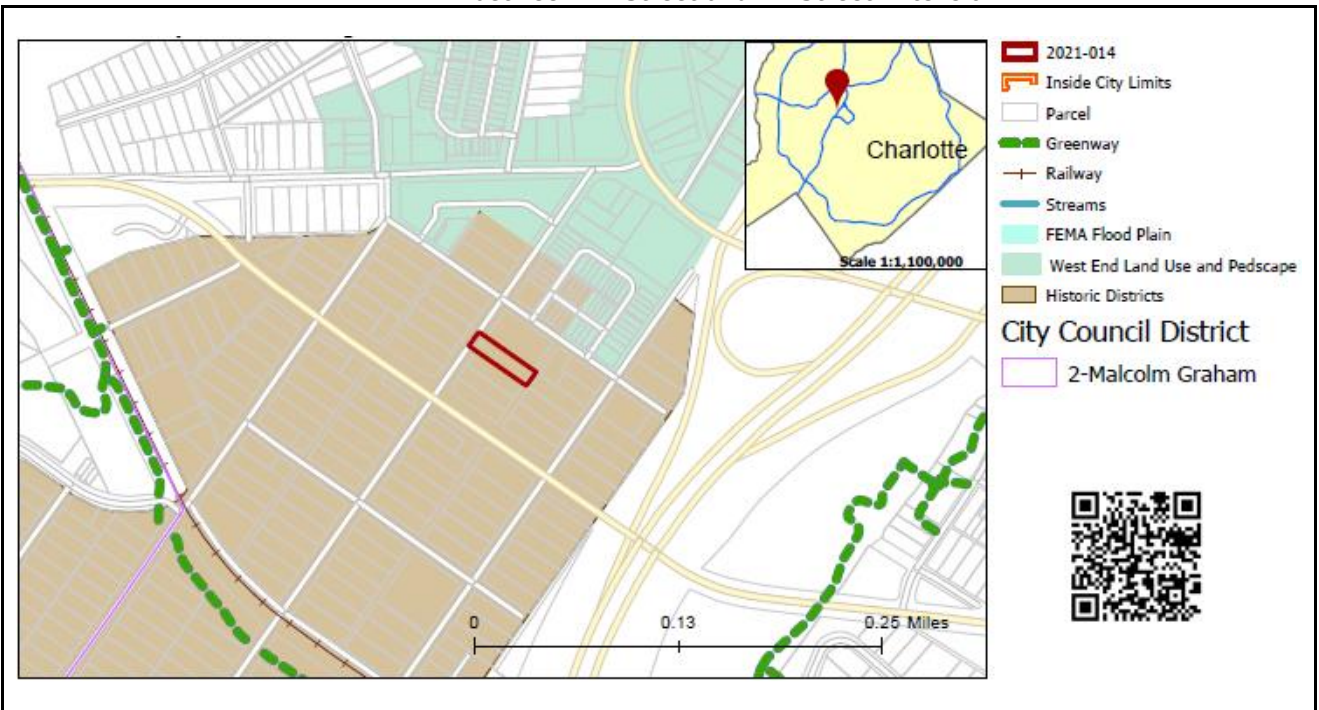


REQUEST

Current Zoning: R-5 HD (single family residential, historic district overlay)
Proposed Zoning: MUDD-O HD (mixed use development, optional, historic district overlay)

LOCATION

Approximately 0.23 acres located on the east side of Grandin Road between 4th Street and 4th Street Extension.



SUMMARY OF PETITION

The petition proposes to preserve the existing single family structure for residential use while allowing the development of a parking lot to serve adjacent residential uses. The property is located in the Wesley Heights Historic District.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Mark Bolous
Whitestone Holdings Inc.
Paul Pennell

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 43

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan* recommendation for single family up to five dwelling units an acre for this site.

Rationale for Recommendation

- The petition is inconsistent because the proposed site plan includes a shared parking lot in the backyard of a single-family residential lot.

- The proposed surface parking lot is incompatible with the established development pattern in the Wesley Heights Historic District, which is predominately single family homes with back yards and driveways to accommodate parking for each respective home.
- The adjacent former church property, which has been converted to multifamily residential units, already meets minimum parking requirements.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family residential at up to 5 dwelling units per acre to mixed use for the site.

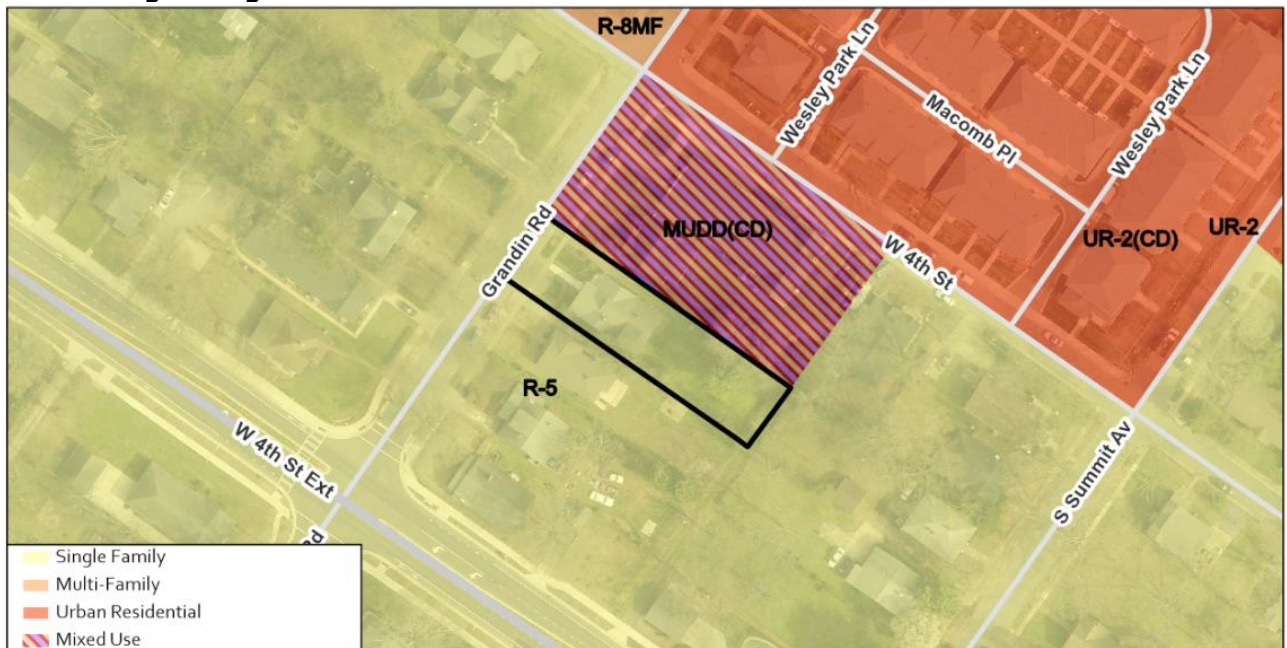
PLANNING STAFF REVIEW

• Proposed Request Details

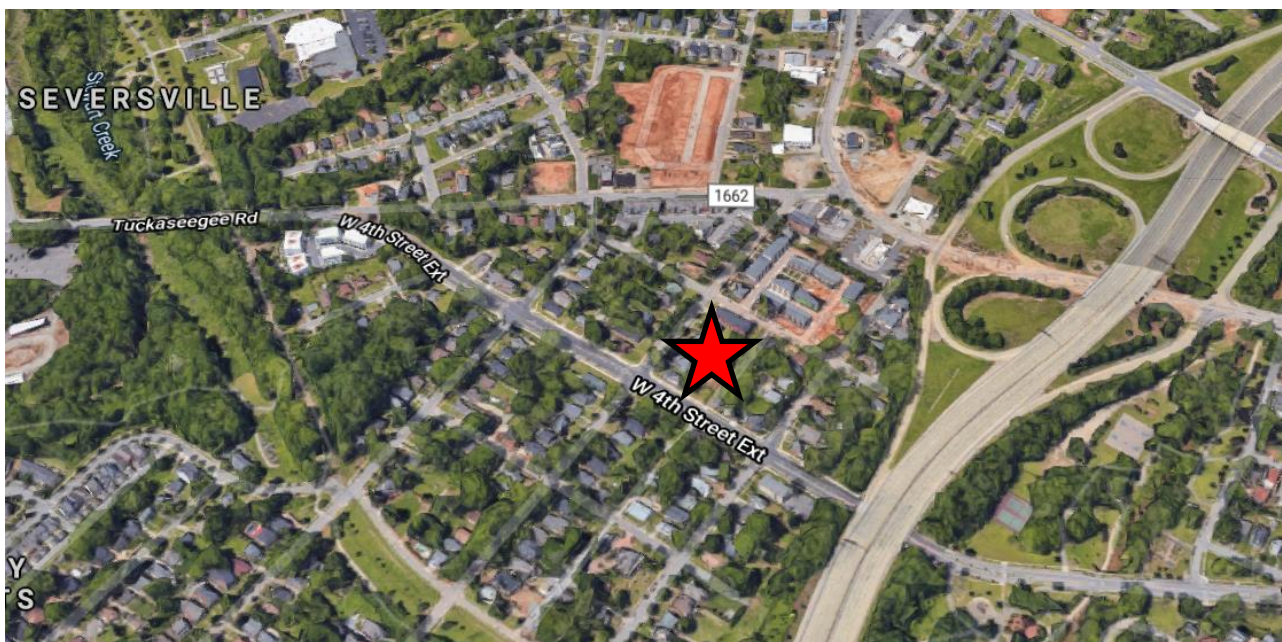
The site plan accompanying this petition contains the following provisions:

- Proposes to preserve the existing single-family dwelling for residential use while permitting development of a surface parking lot to serve adjacent residential uses.
- Requests an optional provision for a reduced side yard along the southwestern property line adjacent to parcel number 07101510 to accommodate an existing structure on the site. The reduced side yard is proposed to be measured 5' from the property line.
- Vehicular access to the new parking lot would be through an alley from West 4th Street. The petitioner would be responsible for improving the alley.
- The existing driveway on Grandin Road would remain and be improved with a new apron to accommodate an 8' planting strip and 6' sidewalk, to be installed by the petitioner.
- All attached and detached lighting will be full cutoff fixtures and downwardly directed with the exception of upward facing architectural and landscape accent lighting.
- Limits detached lighting to 20' in height.
- Proposes a 6' screening fence bordering the parking lot on the southwestern side of the property (adjacent to parcel 07101510).

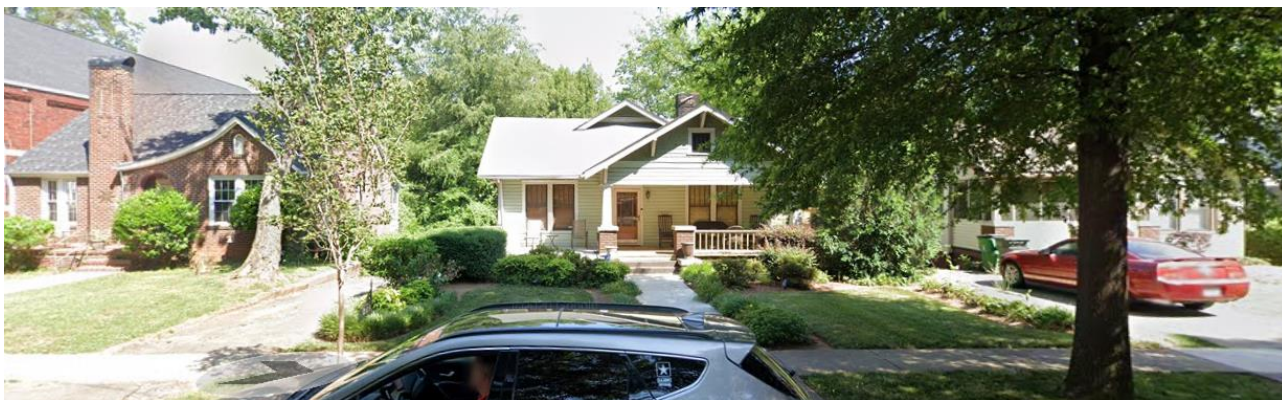
• Existing Zoning and Land Use



The site is surrounded by residential uses including single family and multifamily uses.



The site, marked by a red star, is within the Wesley Heights Historic District and is surrounded primarily by single family residential uses as well as some multifamily residential uses.



The site is developed with a single family dwelling.



The property to the west is developed with a former church building that is being converted to multifamily residential units.



The properties to the east are developed with single family residential uses.



The properties to the south are developed with single family residential uses.



The properties to the west are developed with single family residential uses.

- **Rezoning History in Area**



There are no recent or pending rezonings in the vicinity of this site.

- **Public Plans and Policies**



- The *Central District Plan* (adopted 1993) recommends single family up to five dwelling units per acre for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained collector road (Grandin Road). This rezoning petition proposes additional access off a rear alleyway that contains an existing driveway connection on West 4th Street. This petition is trip neutral, having the same associated vehicle trips per day pre- and post- rezone. Additionally, in accordance with Charlotte WALKS and City Ordinances, the petitioner has committed to constructing an 8-foot planting strip and 6-foot sidewalk along the property frontage of Grandin Road. CDOT has no outstanding items with this petition.
- **Active Projects:**
 - No active projects in the vicinity of this site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 10 trips per day (based on one single family dwelling).
Entitlement: 10 trips per day (based on one single family dwelling).
Proposed Zoning: 10 trips per day (based on one single family dwelling).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No outstanding issues.
- **Charlotte-Mecklenburg Police Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 1 student, while the development allowed under the proposed zoning may produce 1 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Bruns Avenue Elementary at 77%
 - Ranson Middle at 118%
 - West Charlotte High at 96%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** See advisory comments at www.rezoning.org
 - **Land Development:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

1. Dimension the proposed setback, planting strip, and sidewalk.





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





Planner: Joe Mangum (704) 353-1908

Goals Relevant to Rezoning Determinations Petition 2021-014

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 (anticipated early 2022) and when the **Policy Map** is adopted (anticipated summer 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.	X
	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.	X
	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.	X
	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.	X


	<p>Goal 5: Safe & Equitable Mobility</p> <p>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.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>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.</p>	
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>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.</p>	
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>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.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	
	<p>Goal 10: Fiscally Responsible</p> <p>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</p>	

Goals Relevant to Rezoning Determinations Petition 2021-014

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