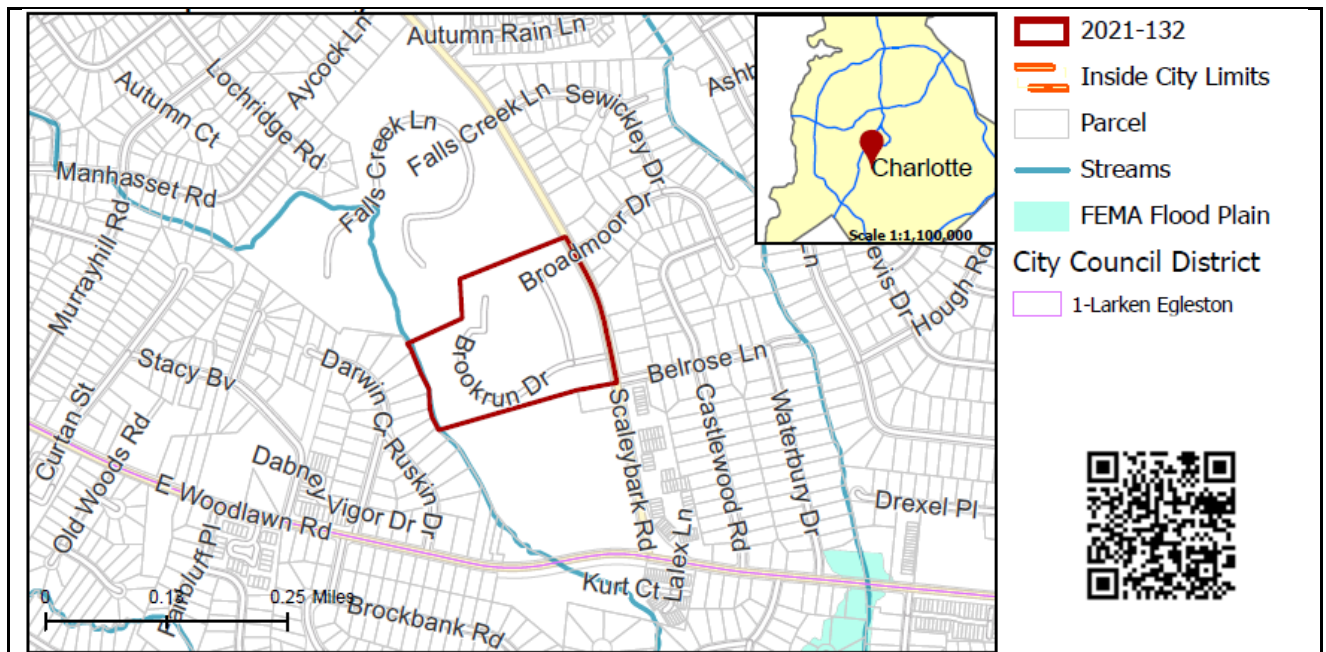


REQUEST

Current Zoning: R-12MF(CD) (multi-family residential, conditional)
Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 16.58 acres located on the west side of Scaleybark Road, north of East Woodlawn Road, and east of Murrayhill Road



SUMMARY OF PETITION

The petition proposes infill development adding 16 additional units in one building to an already existing 248 unit multi-family community resulting in 264 total units and 15.92 DUA.

PROPERTY OWNER

EEA Wildwood, LLC

PETITIONER

Jameel Nabulsi

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the *Park Woodlawn Area Plan (2013)* recommendation of residential at 12 dwelling units per acre (DUA).

Rationale for Recommendation

- The proposal will add an additional building within an already existing multi-family community and would be consistent with the surrounding context.
- The proposal will continue to add housing options to the area while not displacing residents from existing residential units.

- The proposal will enhance pedestrian infrastructure in the area by installing ADA compliant ramps at nearby intersections, as well as the creation of a pedestrian refuge island on Scaleybark Rd.

The approval of this petition will revise the adopted future land use as specified by the *Park Woodlawn Area Plan*, from residential uses at 12 DUA to new residential at 17 DUA for the site.

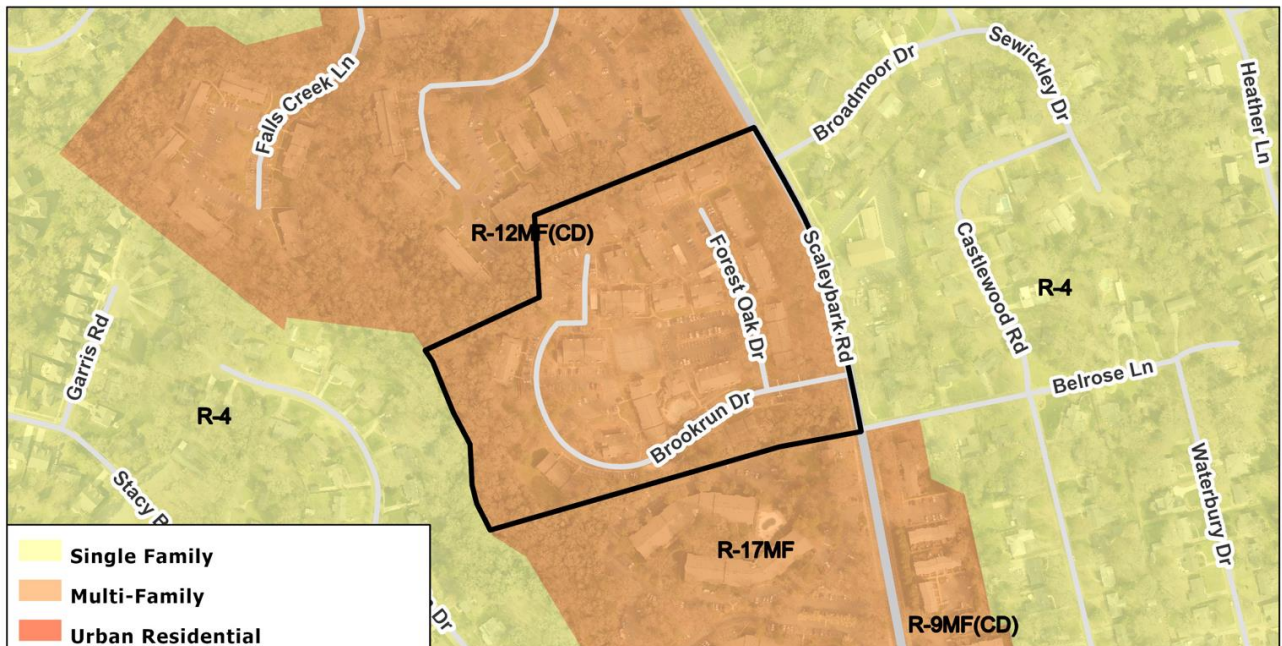
PLANNING STAFF REVIEW

• Proposed Request Details

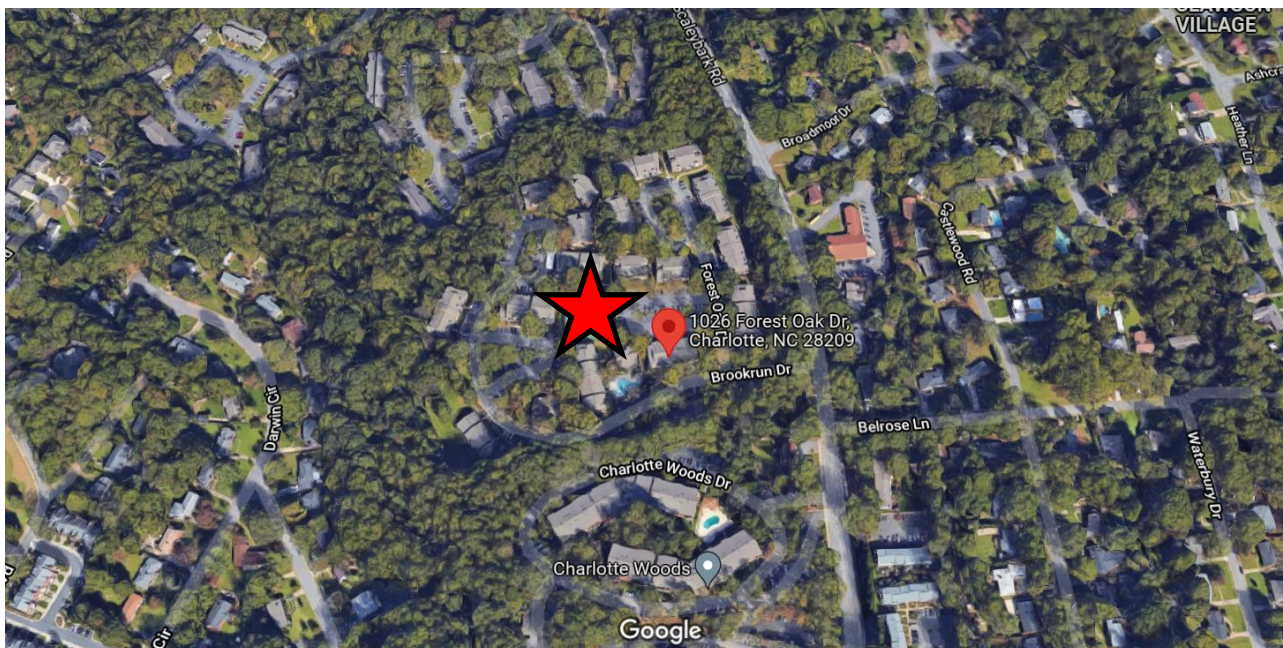
The site plan accompanying this petition contains the following provisions:

- Add an additional multi-family building containing 16 units to the site to bring the total units to 264
- Installation of ADA compliant ramps at the existing T intersection of Scaleybark Rd. and Broadmoor Dr., and at the site's main access intersection on Scaleybark Rd.
- Modification of the existing concrete island in Scaleybark Rd. at the site's main entrance so that it functions as a pedestrian refuge island.
- Dedication of 30' of ROW measured from centerline along the site's frontage of Scaleybark Rd.
- Sidewalks and crosswalk network that links the buildings on site

• Existing Zoning and Land Use



- The site is currently zoned R-12MF(CD) and adjacent properties are zoned R-12MF and R-17MF, and R-4. Properties along Scaleybark are developed with similar multi-family communities, and properties to the east and west are zoned with single-family homes.



- The site, red star above, is in an area with primarily single family and multi-family residential developments, with some churches and other institutional uses spread throughout.



- North of the site is a multi-family residential development.



- East of the site are single family homes and a church.

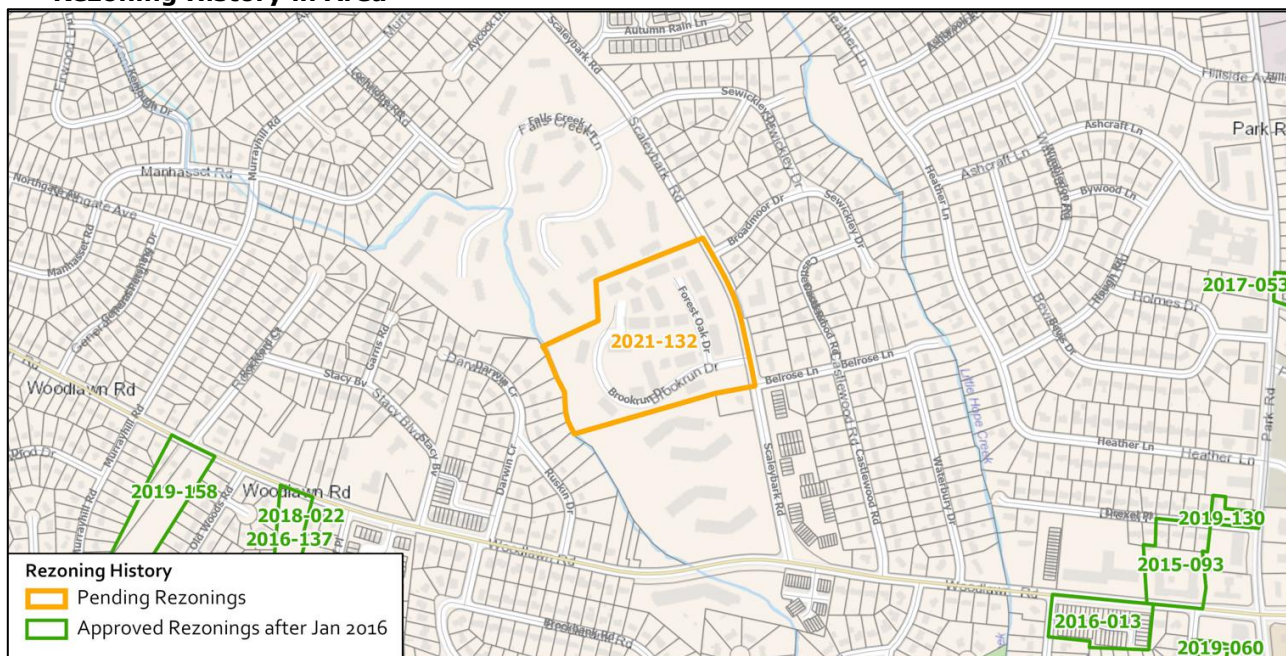


- South of the site is a multi-family residential development.



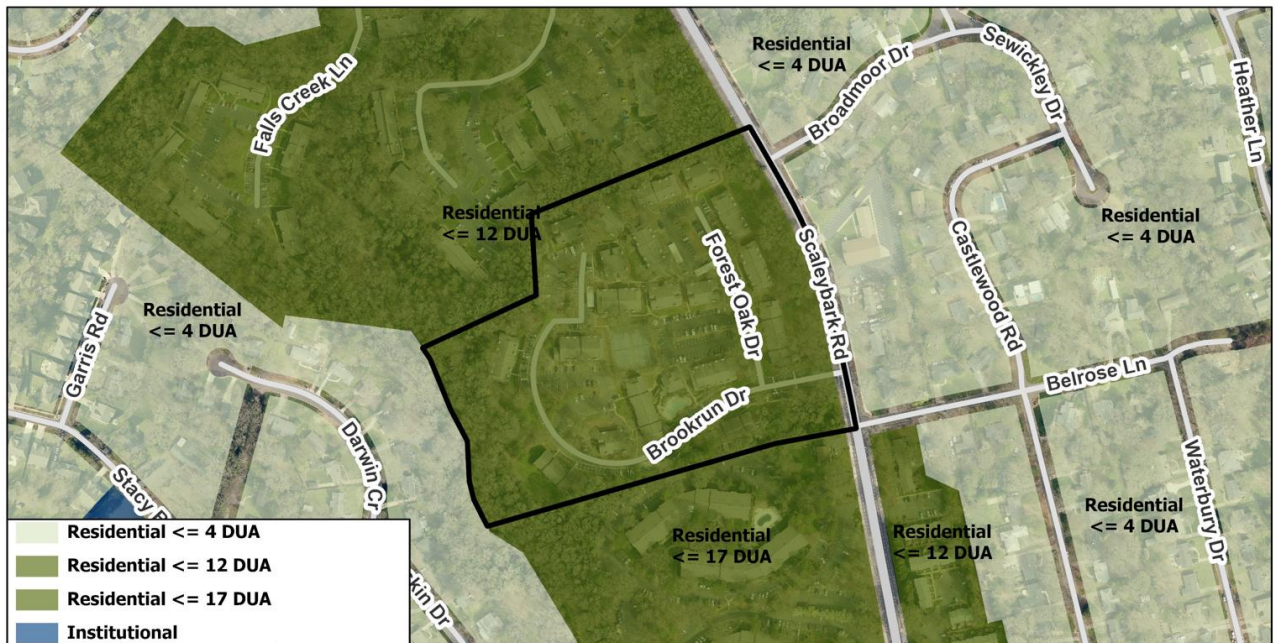
- West of the site are single family homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-093	UR-3(CD) & R-4 to MUDD-O to allow the redevelopment of four single family homes and an existing multi-family development to allow up to 265 multi-family dwelling units at 91.37 units per acre in the Madison Park neighborhood.	Approved
2016-013	R-6MF(CD) UR-2(CD) to redevelop seven single family homes along Woodlawn Road at the edge of the Madison Park neighborhood to allow 48 single family attached dwelling units for a density of approximately 19.43 units per acre.	Approved
2016-137	UR-2(CD) to UR-2(CD) SPA to reduce the number of dwelling units and modify the site layout for property in the Madison Park area that was previously rezoned in 2014.	Approved
2017-053	R-4 & R-5 to UR-2(CD) to allow the development of six attached townhomes and one single family detached home at a density of eight dwelling units per acre on a parcel adjacent to the Park Road Shopping Center.	Approved
2018-022	UR-2(CD) to UR-2(CD)SPA to increase the number of dwelling units and modify the site layout for property in the Madison Park area that was previously rezoned in 2016.	Approved
2019-060	R-4 to O-2(CD) proposes demolition of the existing single family structure and allows the development of a parking lot that would connect and serve the existing office uses northeast and east of the site.	Approved
2019-130	MUDD(CD) to MUDD(CD) SPA to modify an approved plan to allow any office or retail use allowed in the MUDD zoning district. The site is currently developed with an office building and a single-family home.	Approved
2019-158	R-4 & UR-2(CD) to UR-2(CD)SPA to redevelop the site with single family attached (townhome) residential community with up to 37 units at a density of 10.14 units per acre.	Approved

- Public Plans and Policies**



The *Park Woodlawn Area Plan (2013)* recommends of residential uses at 12 dwelling units per acre (DUA).

- **TRANSPORTATION SUMMARY**

- The site is located on Scaleybark Road, a City-maintained minor thoroughfare. The site's limits about the intersection of Broadmoor Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this petition. The Petitioner commits to dedicating right-of-way on Scaleybark Road and installing pedestrian crossing facilities on Scaleybark Road in compliance with the ADA law. Site plan revisions are needed to provide an 8-foot sidewalk with 8-foot planting strip along Scaleybark Road in accordance with Chapter 20 of the City's Ordinances, CLDSM Standards, and the Charlotte WALKS Policy.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1 & 2
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 1,350 trips per day (based on 248 units).
 - Entitlement: 1,080 trips per day (based on 198 units).
 - Proposed Zoning: 1,440 trips per day (based on 264 units).

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:** See advisory comments at www.rezoning.org
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 46 students, while the development allowed under the proposed zoning may produce 49 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 3 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Pinewood Elementary remains at 101%
 - Alexander Graham Middle remains at 112%
 - Myers Park High remains at 121%.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 30-inch water distribution main located along Scaleybark Rd.

Charlotte Water has accessible sanitary sewer system infrastructure for their zoning boundary via an existing 8-inch gravity sewer main located along Scaleybark Rd.

See advisory comments at www.rezoning.org

- **City Arborist:** No comments submitted.
- **Erosion Control:** 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.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

OUTSTANDING ISSUESTransportation

1. Per Chapter 20 Subdivision ordinance, site plan and conditional note(s) revisions are needed to commit to construct an 8-foot sidewalk with 8-foot planting strip along Scaleybark Road. The wider sidewalk meets the Charlotte WALKS Policy. The site plan shall label and dimension both items from the back of curb.
 2. Conditional notes to be updated to state that "The Petitioner will remove and replace the existing substandard sidewalk at the back of curb to Chapter 20 to the City's Ordinances."
-

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





Planner: Dave Pettine (704) 336-4566


Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-132

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.	N/A
	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.	N/A
	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.	N/A

	<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>N/A</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>N/A</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>	<p>N/A</p>