

REQUEST	Current Zoning: R-8 (single family residential) and B-1 (neighborhood business) Proposed Zoning: TOD-R(O) (transit oriented development, residential, optional)
LOCATION	Approximately 0.99 acres located on the northeast corner at the intersection of Parkwood Avenue and East 17 th Street. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the development of an infill site within the Parkwood Transit Station Area with up to 50 multi-family dwelling units at a density of 50.5 dwelling units per acre.
PROPERTY OWNER	Geraldine and Jimmy Sherrill and Belmont Community Development Association
PETITIONER	300 Parkwood, LLC
AGENT/REPRESENTATIVE	John Carmichael, Robinson Bradshaw & Hinson
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 14

STAFF RECOMMENDATION	<p>Staff recommends approval of the petition upon resolution of outstanding issues regarding:</p> <ul style="list-style-type: none"> • Increasing the building setback, • Screening the parking, • Meeting base building design standards, and • Addressing transportation issues related to street design and right-of-way abandonment. <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Parkwood BLE Transit Station Area Plan</i> recommendation for office and retail on a portion of the site and moderate density residential up to eight dwelling units per acre for another part of the site. More specifically, the proposed residential use:</p> <ul style="list-style-type: none"> • Is inconsistent with the area recommended for office and retail. • Is consistent with the adopted plan for the area recommended for residential, but the density is inconsistent with recommended density of up to eight units per acre. <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • However, staff supports this petition because: <ul style="list-style-type: none"> • The proposed development is within ¼ mile of the Parkwood Transit Station and supports the plan's intent to create transit supportive development. • In addition, the subject site is vacant and does not remove existing homes. • The proposal develops a vacant site at a scale that is compatible with the surrounding neighborhood by: <ul style="list-style-type: none"> • Placing the buildings along Parkwood Avenue to support neighborhood walkability. • Limiting the height of the buildings to three stories. • Providing a landscape buffer between the new development and existing single family homes.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Maximum of 50 multi-family dwelling units, in two buildings.
 - A 16-foot setback along all public street frontages.

- Parking located to the rear of the buildings which front on Parkwood Avenue.
- Maximum building height of 43 feet and three stories.
- Front, side and rear building elevations provided.
- A 10-foot wide landscape buffer abutting R-8 (single family residential) zoned parcels to the side and rear of the site.
- Access to the site provided via Parkwood Avenue and East 18th Street.
- Extension of East 17th Street from its current terminus to Parkwood Avenue.
- Optional Requests Provisions:
 - Maximum height of buildings shall be 43 feet as measured from the average grade at the base of each building, which equates to approximately one foot beyond what is allowed per ordinance standards.
 - The minimum setbacks along all public streets shall be 20 feet as depicted on the rezoning plan and per Note F under Architectural Standards, and the minimum setbacks along public streets shall not be required to meet the standard of Section 9.1208(1)(a)(1). This section of the ordinance would require a minimum 30-foot building setback on 17th Street and 18th Street, instead of the 20-foot setback proposed.
 - The minimum required rear yard shall be 10 feet instead of the required 20 feet.
 - Parking may cover more than 35 percent of the width of the site along the 17th Street and 18th Street frontages as depicted on the rezoning plan.
 - The buildings to be constructed on the site shall not be required to comply with the applicable provisions of Sections 9.1209(1) for street walls related to building design and 9.1209(4) for building entrances and orientation as related to location and design, so as to allow the construction of the buildings depicted on the conceptual architectural elevations.
- **Existing Zoning and Land Use**
 - The subject property is currently vacant and zoned R-8 (single family residential) and B-1 (neighborhood business). These properties were part of Petition 2003-99D, which rezoned properties from B-2 (general business) to B-1 (neighborhood business) and R-8 (single family residential) to implement land use recommendations in the *Optimist Park Area Plan*.
 - Vacant properties zoned I-2 (general industrial) are located across Parkwood Avenue in the former intermodal facility. The future LYNX Blue Line Extension (BLE) will also be located across Parkwood Avenue.
 - The properties on the south side of Parkwood Avenue are part of the Optimist Park neighborhood and are mainly zoned R-8 (single family residential), with a few lots zoned B-1 (neighborhood business) and B-2 (general business) and are developed with single family dwellings, a religious institution and scattered vacant lots.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - *Parkwood BLE Transit Station Area Plan* (2013) recommends office, retail and moderate density residential development, up to eight dwelling units per acre, in this area.
 - The petition supports the *General Development Policies-Environment* by developing an infill site, thereby minimizing further environmental impacts while accommodating growth.

TRANSPORTATION CONSIDERATIONS

- Parkwood Avenue is a high speed street that is undergoing a transformation due to land development activity occurring in the area. The primary considerations for this site are to ensure that the design along Parkwood Avenue helps to reduce vehicle speeds and improve walkability of the area and accessibility to the Blue Line station. The site plan proposes wide sidewalks and planting strips, and recessed on-street parking on Parkwood Avenue, which will help reduce vehicle speeds. The City is currently evaluating a possible new signal on Parkwood in order to further moderate vehicle speeds and provide for a safe crossing to the transit station.
- **Vehicle Trip Generation:**
 - Current Zoning: 210 trips per day (eight residential units)
 - Proposed Zoning: 427 trips per day (50 single family attached dwellings – multi-family).
- See outstanding issues 5 through 7.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** Developer must comply with the City's Housing Policy if seeking public funding.

- **Charlotte Department of Solid Waste Services:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate one student. The development allowed under the proposed zoning will produce five students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is four students. The proposed development is projected to increase the school utilization (without mobile classroom units) as follows:
 - Walter G. Byers (Pre-K through 8) from 100% to 101%, and
 - West Charlotte High, currently 108% with no increase.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No comments received.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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OUTSTANDING ISSUES

Site and Building Design

1. Reflect a 20-foot building and parking setback on the site plan.
2. Commit to constructing the three-foot wall used to screen parking out of the same stone or masonry materials that are used on the buildings.
3. Screen the surface parking lot by extending the brick screening wall, installing landscaping, or a combination of the two. Provide details for the screening approach selected and ensure that the approach is designed to minimize the visual impact of the parking lot on the homes across 17th Street.
4. Delete the optional provision stating the buildings to be constructed on the site shall not be required to comply with the applicable provisions of Sections 9.1209(1) for street walls related to building design and 9.1209(4) for building entrances and orientation related to location and design.

Transportation

5. Add the following note: "The petitioner will work with the City during the construction permitting process and implement either a planting strip or recessed on-street parking along the site's Parkwood Avenue frontage."
 6. Revise the site plan to provide four on-street parking spaces along the site's East 17th Street frontage.
 7. Abandon the existing street right-of-way that is located on the property and off 17th Street, as the proposed development cannot be built if the right-of-way is not abandoned. The abandonment needs to be completed prior to the decision on this rezoning.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Department of Solid Waste Services Review
 - Transportation Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review

- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Sonja Strayhorn Sanders (704) 336-8327