

REQUEST

Current Zoning: R-8 (single family residential), UR-3(CD) PED-O (urban residential, conditional, pedestrian overlay, optional), and UR-3(CD) (urban residential, conditional)

Proposed Zoning: UR-3(CD) PED-O (urban residential, conditional, pedestrian overlay, optional) and UR-3(CD) PED-O SPA (urban residential, conditional, pedestrian overlay, optional, site plan amendment)

LOCATION

Approximately 4.55 acres located on the north side of Wesley Heights Way, west of Duckworth Avenue and east of Walnut Avenue. (Council District 2 - Austin)

SUMMARY OF PETITION

The petition proposes to redevelop property located in the Seversville neighborhood and currently developed with a religious institution and a single family detached dwelling with a maximum of 85 single family attached residential units for a density of 18.66 units per acre.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

New Bethel Church Ministries, Inc.
Hopper Communities
John Carmichael

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 upon resolution of outstanding issues pertaining to building design, pedestrian orientation, and other technical issues.

Plan Consistency

- The majority of the petition is consistent with the *Central District Plan's* land use recommendation, as amended by previous rezonings, for higher density residential uses. The petition is inconsistent with the *Central District Plan's* recommendation for residential at up to eight dwelling units per acre for a small portion of the site.

Rationale for Recommendation

- The proposed overall density of 18.6 units per acre is consistent with the adopted plan recommendation of higher density residential development for the majority of the site, except for one single family lot, for which the plan recommends eight dwelling units per acre.
- However, including the single family parcel benefits the site layout and overall design and results in a more cohesive site plan.
- The proposed building orientation shows units fronting common open space, with vehicular access via residential alleys. This results in a more inviting pedestrian environment by eliminating conflicts between pedestrians and vehicles.
- The site is located less than 500 feet from the proposed LYNX Gold Line Phase 2 (streetcar) along West Trade Street providing public transportation options at a comfortable walk distance from the site.
- The extensive exterior tree save areas separate and buffer the proposed townhomes from abutting lower density residential uses.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows 85 new single family attached dwelling units at a density of 18.66 units per acre.
- Requires units to front Duckworth Avenue or Wesley Heights Way, or on common open space

- and/or tree save areas, with landscaped areas proposed along the end of buildings.
- Requests the following optional provisions:
 - Permit the maximum height of the single family attached dwelling units to be 50 feet.
 - Allow the pedestrian connection from the site to Sumter Avenue to be gated at the option of petitioner.
 - Provides two points of ingress/egress onto Duckworth Avenue.
 - Proposes Duckworth Avenue to be improved to meet local residential wide street standards, including provision of on-street parking spaces.
 - Provides internal vehicular and pedestrian access/connectivity via a series of residential alleys and pedestrian walkways, with visitor parking.
 - Connects internal pedestrian walkways to proposed sidewalks along Duckworth Avenue, Wesley Heights Way, as well as Sumter Avenue.
 - Provides a ten-foot vegetated buffer along all property lines abutting properties with residential zoning and/or use.
 - Identifies tree save areas and open space.
- **Existing Zoning and Land Use**
 - The site is developed with a religious institution built in 1936, and a single family residence constructed in 1945.
 - Existing zoning (rezoning petition 2007-104) for approximately 4.47 acres of the subject property allows 25 single family attached dwelling units, 132 multi-family units, and a five-story parking deck with up to 5,550 square feet of ground floor retail at a maximum height of 63 feet.
 - Existing zoning (rezoning petition 2011-025) for a 1.6-acre portion of the subject property allows 40 age restricted multi-family dwelling units.
 - To the east are single family residences, vacant land, an educational facility (Johnson C. Smith University Arts Factory), and a warehouse on properties zoned R-8 (single family residential) and B-1 PED (neighborhood business, pedestrian overlay).
 - To the north are single family detached homes, duplexes, and vacant land zoned R-8 (single family residential) and UR-1(CD) (urban residential, conditional).
 - To the south is a fire station and mix of residential units (single family detached, duplexes, triplexes, condominiums) zoned R-5 (single family residential), R-8MF (multi-family residential), R-22MF (multi-family residential), and UR-2(CD) (urban residential, conditional). These properties are located within the Wesley Heights Historic District.
 - To the west are single family detached homes, duplexes, and vacant parcels zoned R-8 (single family residential), R-22MF (multi-family residential), and UR-1(CD) (urban residential, conditional).
 - **Rezoning History in Area**
 - Rezoning petition 2016-02 proposes to rezone approximately 2.75 acres on the west side of West Trade Street and south of South Bruns Avenue from R-8 (single family residential) and B-1 PED (neighborhood business, pedestrian overlay) to R-8(CD) (single family residential, conditional) and B-1 PED(O) (neighborhood business, pedestrian overlay, optional), to allow an additional 13 feet of height to enclose a portion of the existing roof terrace on top of the parking deck for Mosaic Village. The petition was heard at the January 19, 2016 City Council rezoning meeting, and decision is scheduled for the February 15, 2016 City Council rezoning meeting.
 - Rezoning petition 2015-063 rezoned approximately 0.909 acres located on the south side of West Trade Street between Grandin Road and Interstate 77 from B-1 PED (neighborhood business, pedestrian overlay) to MUDD-O PED (mixed use development, optional, pedestrian overlay) to redevelop the site with a new building with an accessory drive-through window to accommodate the existing eating/drinking/entertainment establishment (Type 1) or another non-residential use.
 - Rezoning petition 2014-089 rezoned approximately 2.68 acres on the north side of West 4th Street between Grandin Road and South Summit Avenue from R-8MF(HD) (multi-family residential, historic district overlay) and R-22MF(HD)(PED) (multi-family residential, historic district overlay, pedestrian overlay) to UR-2(CD)(HD) (urban residential, conditional, historic district overlay) and UR-2(CD)(PED)(HD) (urban residential, conditional, pedestrian overlay, historic district overlay) to allow a maximum of 48 for-sale residential units consisting of an existing quadraplex and 44 single family attached units for a density of 17.89 units per acre.
 - See "Rezoning Map" for existing zoning in the area.
 - **Public Plans and Policies**
 - The *Central District Plan* (1993), as amended by rezoning petition 2007-104 and petition 2011-025, recommends residential greater than 22 units per acre for the majority of the site.

The remaining portion of the site is recommended for residential development at up to eight units per acre.

- The petition supports the *General Development Policies-Environment* by redeveloping an existing site in a developed area, thereby minimizing further environmental impacts while accommodating growth.

- **TRANSPORTATION CONSIDERATIONS**

- This petition will not significantly increase the amount of traffic that can be generated on the site. The primary transportation goals for this site are to improve walkability by implementing streetscape improvements around the site. The petition provides these improvements, including on-street parking, wide sidewalks and planting strips.
- **Vehicle Trip Generation:**
Current Zoning: 280 trips per day (based on 40 age restricted residential units).
Proposed Zoning: 560 trips per day (based on 85 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 63 students, while the development allowed under the proposed zoning will produce seven students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Bruns Pre K-8 (129%) or West Charlotte High (94%).
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** No issues.
- **Engineering and Property Management:** See Outstanding Issues, Note 1.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Environment

1. A note should be added to the site plan that a portion of the property is located in the Wedge, and on-site tree save for that portion must be a minimum of 30 feet in width, with no buildings within 10 feet of the tree save area.

Site and Building Design

2. To provide a primarily pedestrian oriented, all pedestrian facilities should be designed to a higher quality than what is depicted. More specifically, the following changes should be made:
 - Increase separation between buildings beyond 15 feet along Wesley Heights Way and Duckworth Avenue, which is inadequate for a main pedestrian accessway.
 - Connect internal sidewalks to tie into the sidewalk along public streets.
 - Provide sidewalks to connect to Duckworth Avenue and Sumter Avenue.
3. Pedestrian scale lighting and site furnishings (such as benches and trashcans) should be provided on primary pedestrian ways internal to project.
4. Provide architectural elevations or/and additional notes for the front, side and rear of units.
5. Add commitments that corner units will include a front stoop or porch that wraps the corner of the front and side of the unit.
6. To provide privacy, all residential entrances within 15 feet of the sidewalk should be raised from the average sidewalk grade a minimum of 24 inches. Revise plan to show this commitment.
7. Add a note stating that pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12 slope.
8. Add the following note: "Usable porches and stoops shall form a predominate motif of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and at least six feet deep. Stoops and entry-level porches may be covered but shall not be enclosed."

REQUESTED TECHNICAL REVISIONS

9. Label zoning of abutting properties and properties on the other side of Duckworth Avenue and Wesley Heights Way.

10. Note method of refuse collection in note on site plan.

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-Mecklenburg Schools Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782