

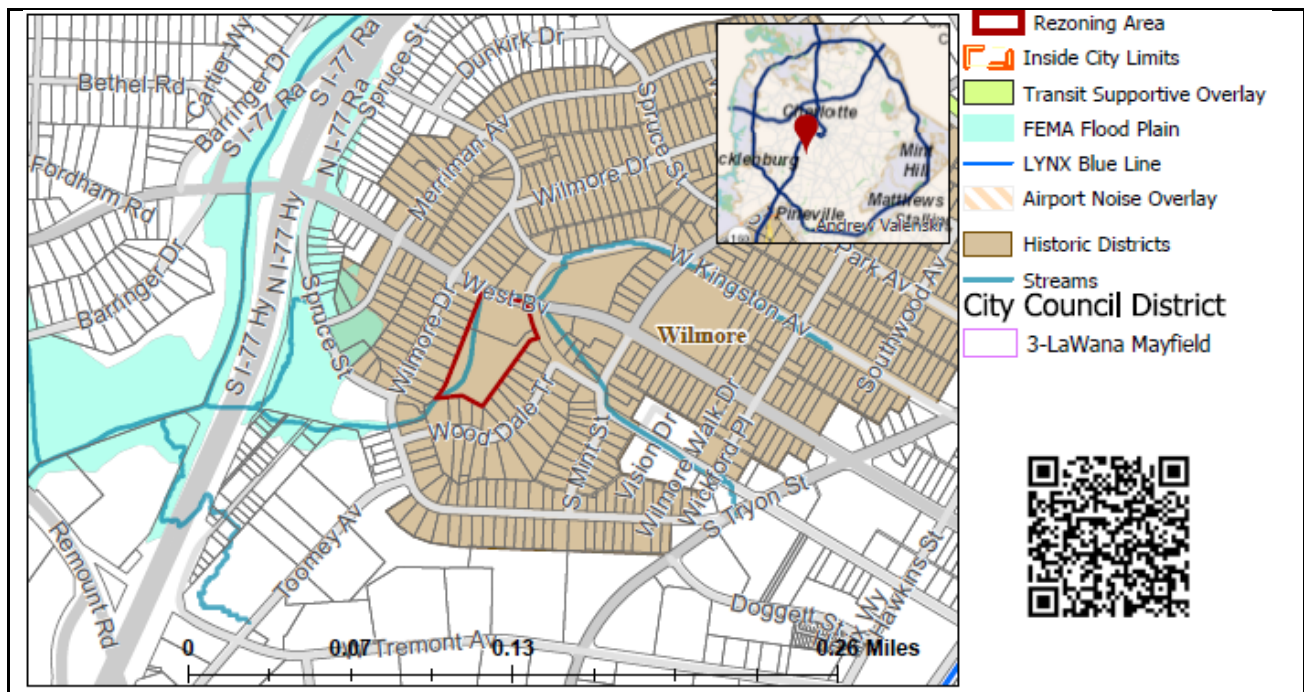
REQUEST

Current Zoning: R-5 HD-O (single family residential, historic district overlay) and R-22MF HD-O (multi-family residential, historic district overlay)

Proposed Zoning: UR-2(CD) HD-O (urban residential, conditional, historic district overlay)

LOCATION

Approximately 3.70 acres located on the south side of West Boulevard, east of Wilmore Drive.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow the development of 40 attached townhomes at a density of 10.8 dwelling units per acre on two parcels in the Historic Wilmore Neighborhood.

PROPERTY OWNER

601 Kingston, LLC

PETITIONER

J.S. & Son's Construction Company, LLC

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw & Hinson, P.A.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 6

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Central District Plan* recommendation for residential land uses, and the proposed density request for over twelve units per acre is supported by the *General Development Policies*.

Rationale for Recommendation

- The majority of the site is vacant, and surrounded by single family homes. The existing multi-family structure was constructed in 1951.
- The proposed six-foot fence and 25-foot landscaped buffer will

- screen the development from the existing single family homes.
- The proposed residential density of 10.8 dwelling units per acre provides a transition from the nonresidential uses and larger residential buildings along West Boulevard to surrounding single family neighborhood.
- The proposed setback along West Boulevard matches the setback of the existing multi-family building to provide a similar street edge along West Boulevard.
- The proposed development improves the site with an eight-foot planting strip and six-foot sidewalk which will improve both safety and the pedestrian experience.

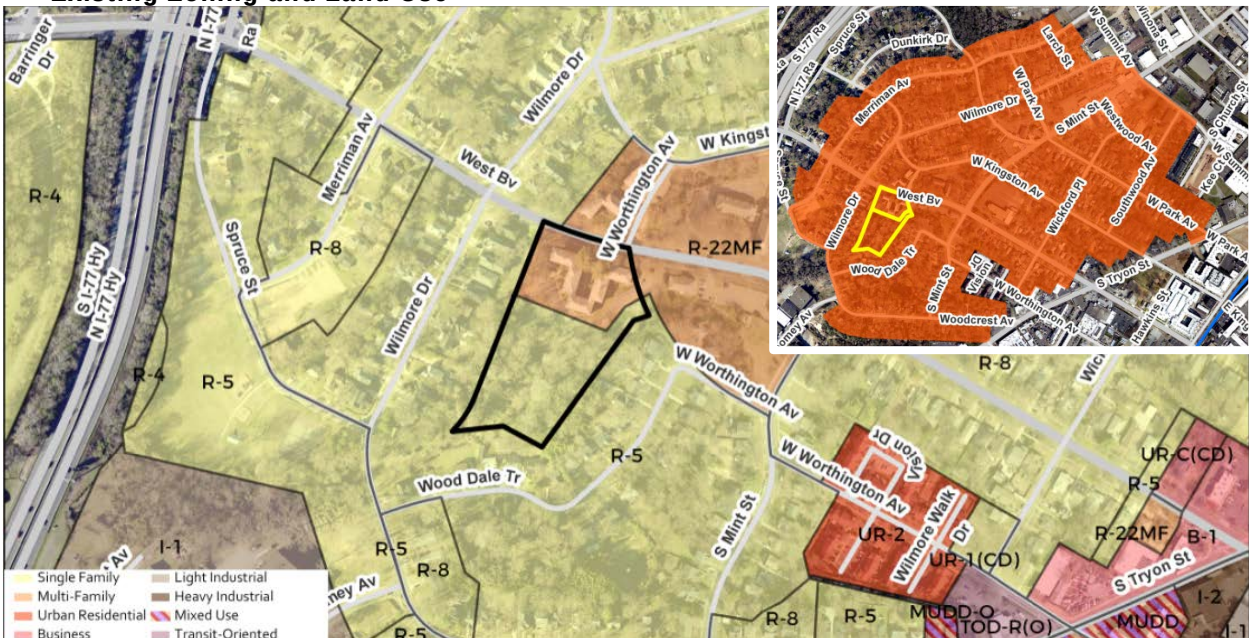
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 40 single family attached dwelling units at a density of 10.8 units per acre.
- Commits to proposed building elevations.
- Single family attached units will be a maximum of 35 feet and three stories in height.
- A minimum of 800 square feet of open space between adjacent buildings.
- Includes units that front and provide sidewalk access along West Boulevard.
- Includes units that front along greenspace areas and provide alley loaded garages.
- Proposed spaces for guest parking.
- Building materials will be a combination of brick, stone, precast stone, and similar masonry product. Vinyl may not be used as an exterior building material.
- Proposes an eight-foot planting strip and six-foot sidewalk along West Boulevard and a 10-foot multi-use path along West Worthington Avenue.
- 25-foot Class “B” buffer landscaping area with a wood screen fence adjacent to the existing single-family residential units.
- Proposed retaining walls along the eastern property line will be no higher than 30 feet tall.
- Cascading landscaping on the top of the retaining walls.
- Proposed bus waiting pad.
- Five percent of the proposed units will be eligible for the House Charlotte Program at 80 percent AMI for 15 years.

- **Existing Zoning and Land Use**



- The subject property is located in the Wilmore Historic District (see map inset) and is partially developed with multi-family buildings.
- The surrounding properties are developed with single-family residential, multi-family structures and church structures.



The subject property is developed with multi-family dwellings.



The property to the north across West Boulevard is developed with multi-family dwellings.



Properties to the west along Wilmore Drive are single family homes.

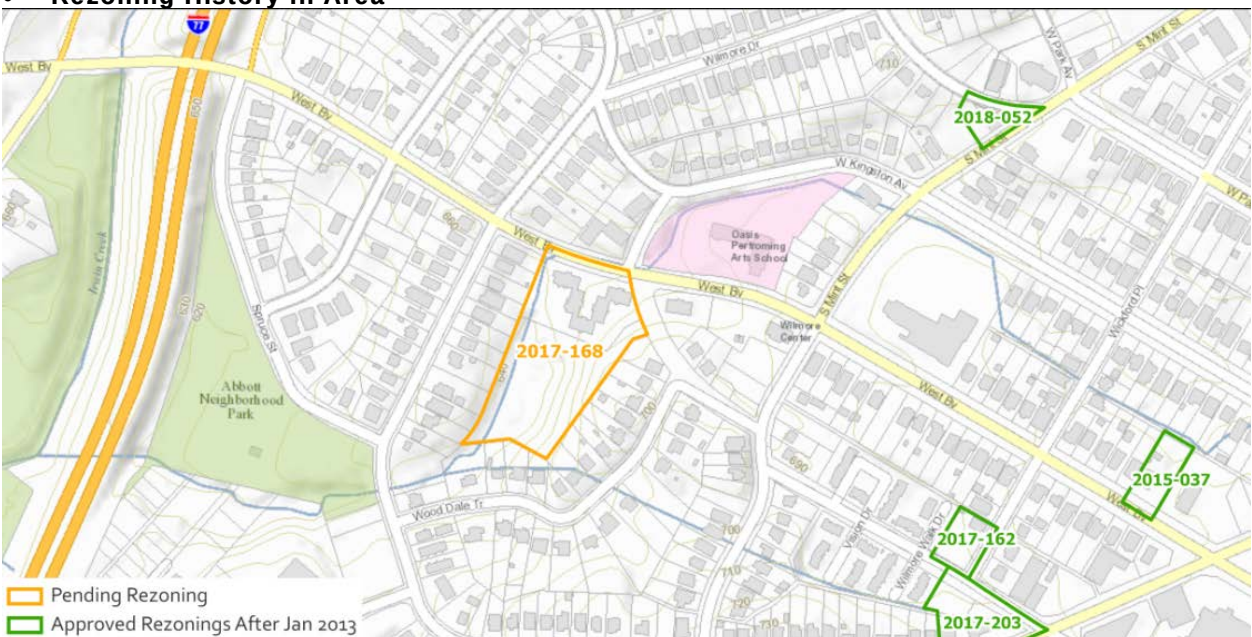


Properties to the south and east along Wood Dale Terrace are developed with single family homes.



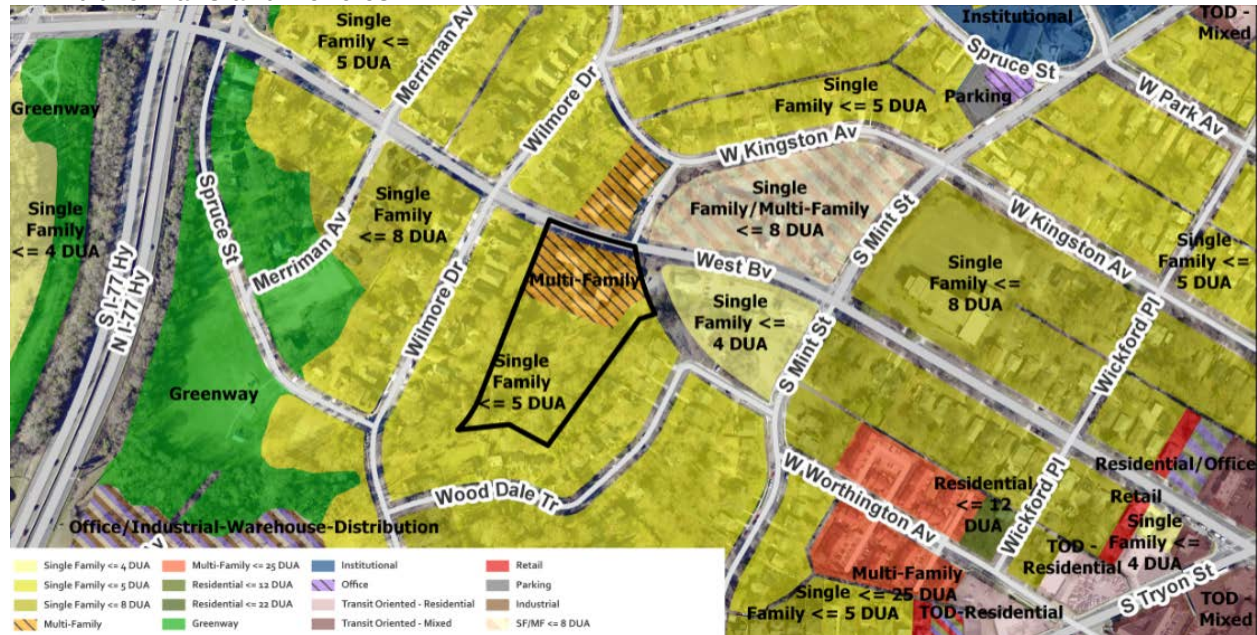
Calvary United Methodist Church is located to the north east across West Boulevard.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-162 & 2017-066	Rezoned 0.35 to UR-1(CD) HD-O SPA (urban residential, conditional, historic district overlay, site plan amendment) to allow the development of four single-family lots.	Approved
2015-037	Rezoned 0.46 acres to O-1(CD) HD-O (office, conditional, historic district overlay) to allow the reuse of existing building and construct a new building for residential and office use.	Approved

- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends multi-family uses for a portion of the subject parcel fronting West Boulevard.
- The *Central District Plan* (1993) recommends residential up to five dwelling units per acre for the rear portion of the subject site.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of the 10.8 dwellings per acre requested as illustrated in the table below.

Assessment Criteria	Density Category – up to 12 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	4
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 13

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on West Boulevard across Worthington Avenue. The site plan commits to provide an eight-foot planting strip and six-foot sidewalk along West Boulevard. In addition, the site plan commits to a 10-foot multi-use path along West Worthington Boulevard Extension.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 260 trips per day (based on 22 dwelling units).
 - Entitlement: 440 trips per day (based on 40 dwelling units).
 - Proposed Zoning: 290 trips per day (based on 40 dwelling units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
 - **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
 - **Charlotte Department of Solid Waste Services:** See Outstanding Issues, Note 3
 - **Charlotte Fire Department:** 150 feet access required to all exterior walls.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 23 students, while the development allowed under the proposed zoning will produce one additional student. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students. The proposed development is projected to retain the existing school utilization over existing conditions (without mobile classroom units) as follows:
 - Barringer Elementary at 121%
 - Sedgefield Middle from at 104%
 - Harding University High from at 129%.
- Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing six-inch distribution main located along West Boulevard. Charlotte Water has limited sanitary sewer system capacity at this location. Sanitary sewer infrastructure will be able to support this development after the completion of a public infrastructure project – Charlotte Water’s Wilmore Drive to I-77 Project. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. There is a tentative completion date of end of Summer 2019.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. ~~Label and dimension building setback to the proposed units along West Boulevard.~~ Addressed
2. ~~Modify the proposed setback to 14 feet from the future back of curb along West Worthington Avenue.~~ Addressed
3. ~~Show and label possible dumpster areas.~~ Addressed
4. ~~Modify 25 landscaping area note to read “area will be planted to a Class “B” buffer standards”.~~ Addressed

Transportation

5. ~~Show, dimension, and label future back of curb from the centerline of West Boulevard.~~ Addressed

Environment

6. ~~Revise Note G2 under the Environmental Features heading to read as follows:” The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance”.~~ Addressed
7. ~~Submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right of way. Provide tree survey as requested by the City Arborist.~~ Addressed

REQUESTED TECHNICAL REVISIONSSite and Building Design

8. ~~Deleted Note 4 under General Provisions as it is covered by Note 5.~~ Addressed

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review

- Charlotte Department of Solid Waste Services Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Solomon Fortune (704) 336-8326