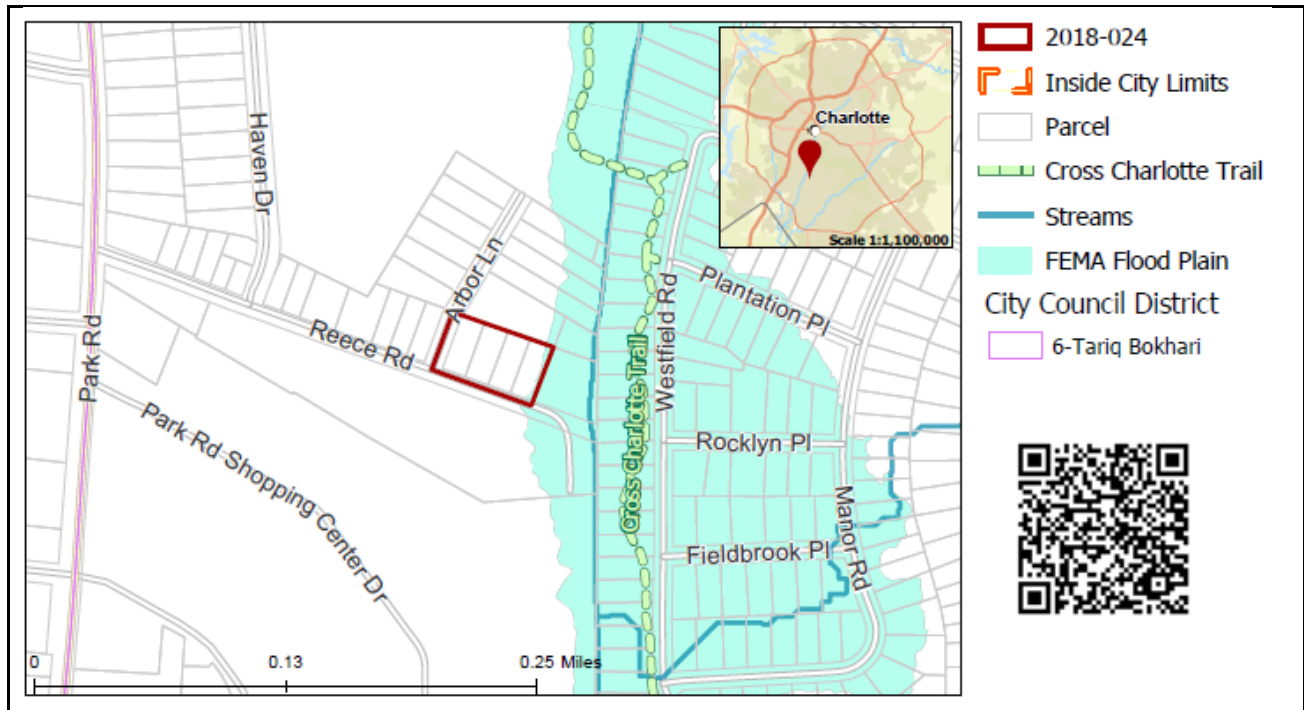


REQUEST

Current Zoning: R-22MF (multi-family residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 0.87 acres located on the north side of Reece Rd, east of Arbor Lane, east of Park Road, and north of the Park Road Shopping Center
(Council District 6 - Bokhari)



SUMMARY OF PETITION

The petition proposes to redevelop four existing single family home sites on Reece Road with up to 15 townhome dwelling units and one live work unit at a density of 18.39 units an acre.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Various
The Drakeford Company
Collin Brown, K & L Gates LLP

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to the proposed live work unit, and tree save and tree survey.

Plan Consistency

The proposed residential use is consistent but the proposed live work unit is inconsistent with the *Park Woodlawn Area Plan* which recommends residential uses for the site. The requested density of 18.39 units per acre is inconsistent with the plan recommendation for a density of 12 dwelling units per acre for the subject parcel.

Rationale for Recommendation

- Although the proposed residential density (18.39 units per acre) is inconsistent with the adopted plan, the density is less than what is allowed (22 units per acre) under the current R-22MF (multi-family residential) zoning district, for both the subject site as well as surrounding property.

- The proposal provides a density transition from the multi-family development to the south across Reece Road and the single family neighborhood north of the site.
- The site is located within an easy walk of the Little Sugar Creek Greenway and Park Road Shopping Center, and because of its proximity to these uses is appropriate for moderate density residential use.
- Architectural standards have been provided for the proposed units. They address building materials and design, and include wrap-around decks and provisions for blank walls.
- The proposed development improves the site frontage with an eight-foot planting strip and six-foot sidewalk which will improve both safety and the pedestrian experience.

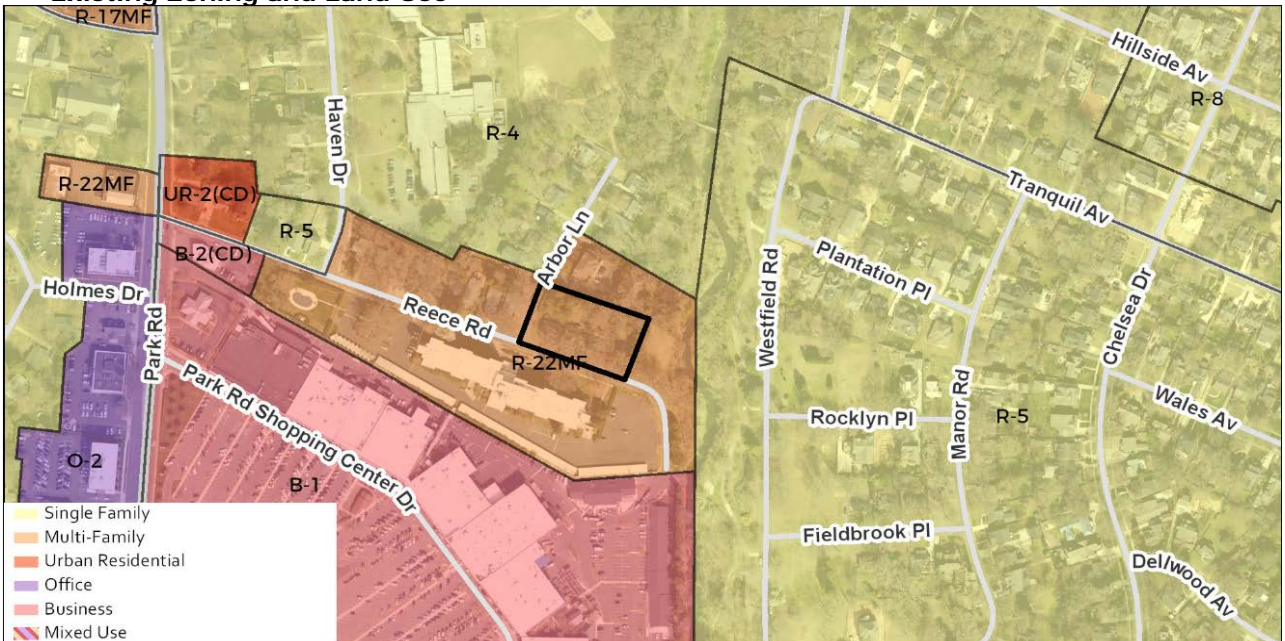
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the development of up to 15 single family, attached dwelling units and one live work unit.
- One live work unit to allow non-residential office use in addition to residential use. (A live work unit is a single unit consisting of both a commercial/office and a residential component that are occupied by the same resident. The live work unit is the primary dwelling of the occupant.)
- Eight-foot planting strip and six-foot sidewalk along Reece Road and Arbor Lane.
- Provides a number of architectural commitments related to building materials, roofing types, roof pitches, doors, windows, and design requirements for the facades along Arbor Lane.
- No expanse of blank wall will be allowed over 15 feet.
- Each unit will provide a minimum two car garage.

• **Existing Zoning and Land Use**



- The subject property is currently zoned R-22MF (multi-family residential) and is developed with four single family structures.
- The surrounding properties are zoned for and developed with multi-family and single family residential structures.



The subject property is developed with four single family homes.



The property to the south is developed with a multi-family building.



Properties to the north are developed with multi-family residential then single family residential.



Little Sugar Creek is adjacent to the property to the east.



Park Road Shopping Center is located nearby to the south of the property.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-053	Rezoned 0.86 acres from R-4 and R-5 (single family residential) to UR-2(CD) (urban residential, conditional) to allow the development of up to six attached dwelling units and one detached dwelling unit.	Approved

• **Public Plans and Policies**



- The *Park Woodlawn Area* (2013) recommends residential land uses up to 12 dwelling units per acre.

• **TRANSPORTATION CONSIDERATIONS**

- The site is bounded by two local roads. The site plan commits to installing curb ramps on Reece Road, and an eight-foot planting strip and six-foot sidewalk along the site’s frontages.
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 50 trips per day (based on four residential structures).
 Entitlement: 240 trips per day (based on 19 dwelling units).
 Proposed Zoning: 130 trips per day (based on 16 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 Fire Department:** No on-street parking if unable to maintain a 20-foot unobstructed area.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate two students, while the development allowed under the proposed zoning will produce two students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development is projected to maintain the school utilization (without mobile classroom units) as follows:
 - Selwyn Elementary at 174%
 - Alexander Graham Middle at 116%
 - Myers Park High at 113%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing six-inch water distribution mains located along Arbor Lane and Reece Road and sanitary sewer system infrastructure accessible via an existing eight-inch gravity sewer mains located along Arbor Lane and Reece Road.
- **Engineering and Property Management:**
 - **Arborist:** Trees cannot be removed from or planted in the right-of-way of all City of Charlotte maintained streets without permission from the City Arborist’s office. Contact the City Arborist’s office to discuss trees species to be planted in the right-of-way on a City of Charlotte maintained street; species must be approved before planting.
 - See Outstanding Issue, Note 3.
 - **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. Provide a minimum square footage for the proposed tree save area.
2. Eliminate the live work component from the proposed request.
3. Add a note committing to the two four unit buildings along Reece Road.

Environment

4. Submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.
-

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 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