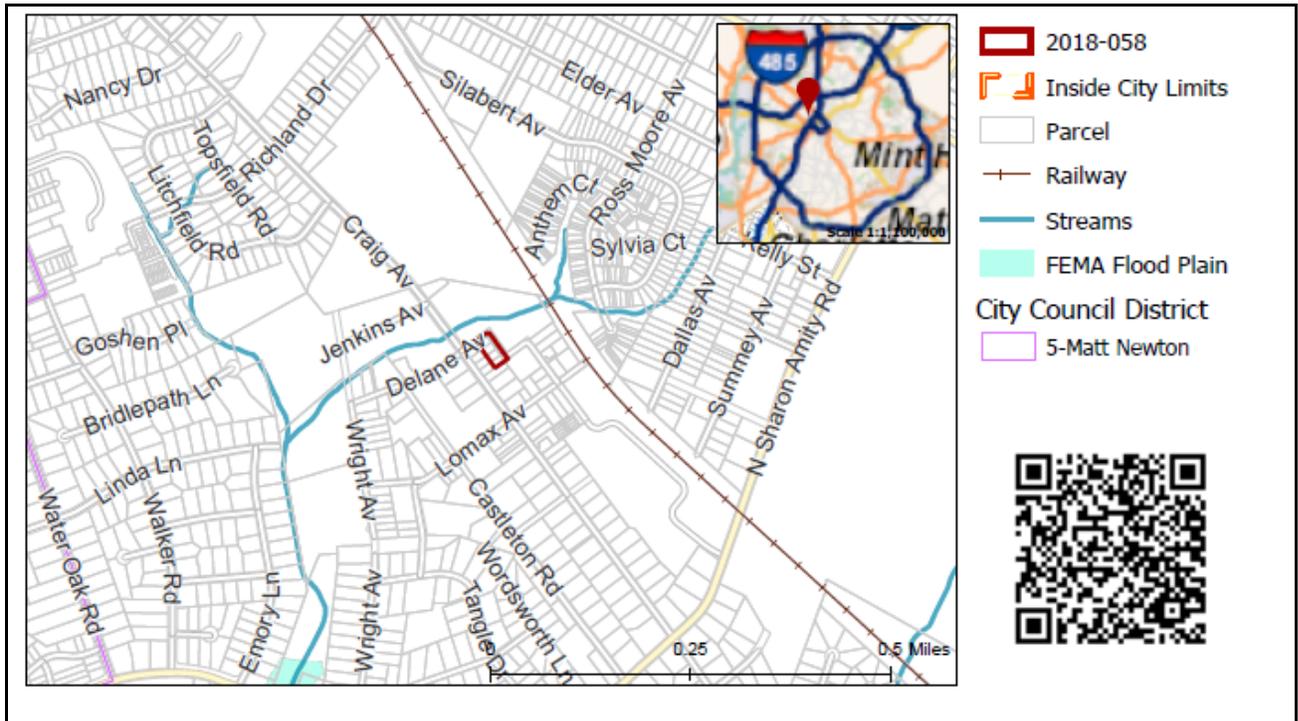


REQUEST

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: O-2(CD) (office, conditional)

LOCATION

Approximately 0.77 acres located on the east side of Craig Avenue, north of N. Sharon Amity Road.
(Council District 5 - Newton)



SUMMARY OF PETITION

The petition proposes to correct a land use violation and allow the property to formally develop as a standalone surface parking lot, which will serve an adjacent existing institutional use.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

White Oak Manor – Charlotte, Inc. and White Oak Manor, Inc.
White Oak Management, Inc.
John Carmichael, Robinson Bradshaw & Hinson, PA

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 upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is inconsistent with the *South District Plan* recommendation for multi-family residential uses.

Rationale for Recommendation

- The proposed parking lot is located behind dwelling units that are owned and used by the abutting nursing home/institutional use, White Oak Manor. The parking will be used as accessory parking to the dwelling units and the adjacent nursing home.

- There are no buildings proposed with the parking lot, and streetscape improvements will be provided along the frontage of abutting public streets.
- A buffer will be provided abutting existing residential dwelling units, and no access will be allowed across the residential zoning.
- The site is bounded by streets on two sides, and one-way access will be provided.

The approval of this petition will revise the adopted future land use, as specified by the *South District Plan*, from multi-family residential to institutional.

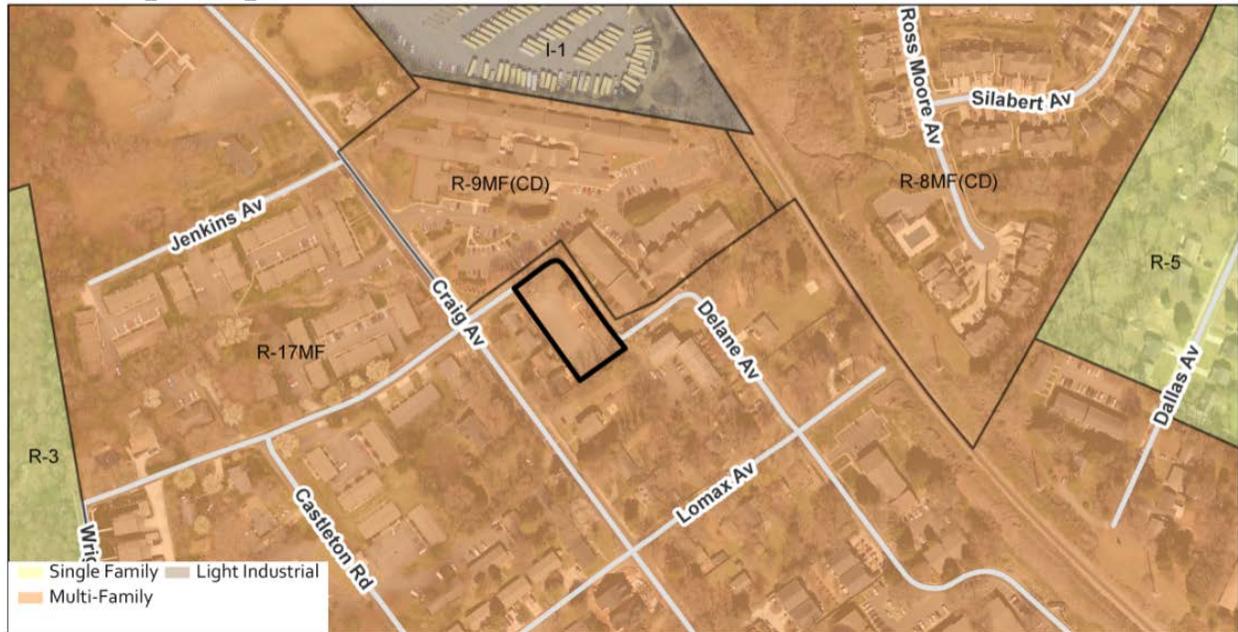
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Site will be devoted to off-street surface parking that will serve the nursing home use located on Craig Avenue.
- Site access via a one-way drive on Delane Avenue.
- Parking lot will be screened from view from Delane Avenue.
- A 10-foot wide Class "C" buffer, which may be reduced in width by 25% with a fence, wall or berm, will be provided abutting single family residential dwellings.
- An eight-foot wide back-of-curb sidewalk, with street trees located behind, will be provided along the north side of the property.
- An eight-foot wide back-of-curb sidewalk will be provided along the site's street frontage along the west side of the property.
- Petition seeks to rectify a current land use violation.

• **Existing Zoning and Land Use**



The subject property is used as accessory parking, serving the nursing home facility across the street. Surrounding properties include single family and multi-family dwellings.



The subject property is zoned R-4 (single family residential) and used as accessory parking along Delane Avenue.



The property to the north is developed with senior living facilities along Craig Avenue.



Properties to the east include attached homes and apartments along Delane Avenue.

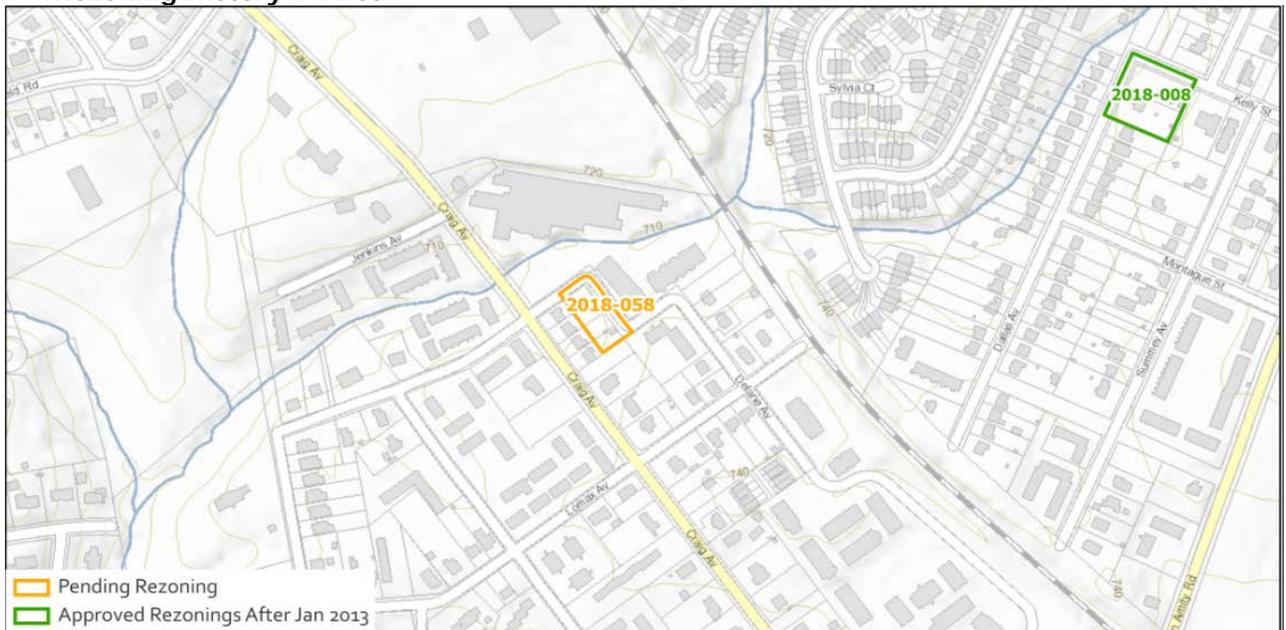


Properties to the west are developed with apartments along Craig Avenue.



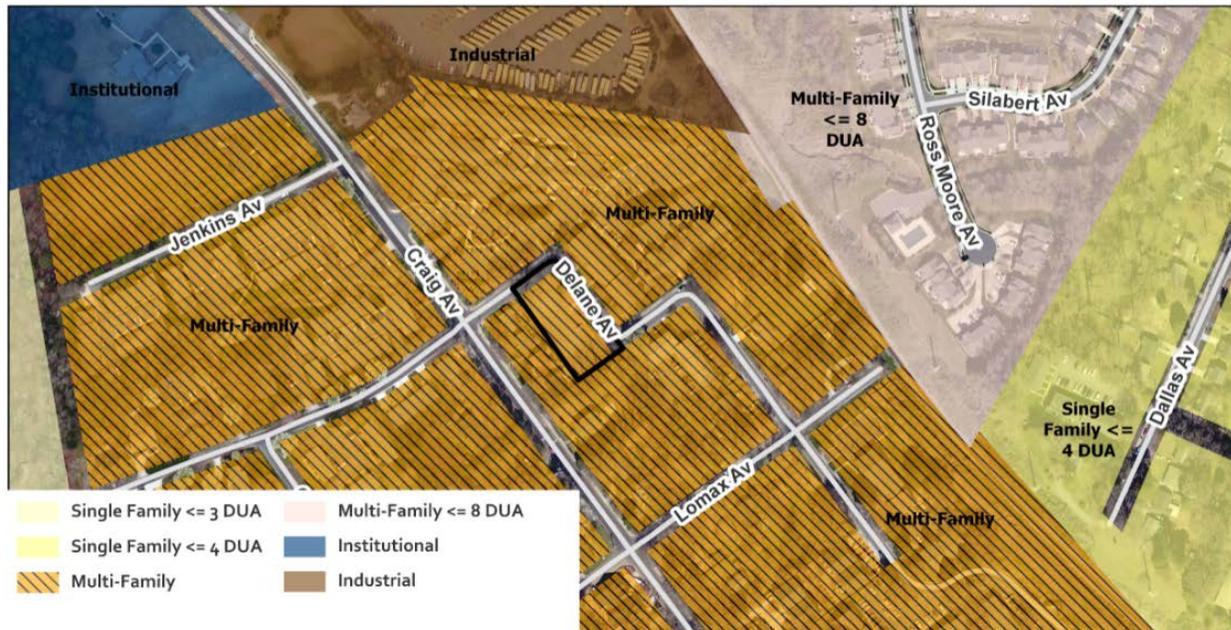
Property to the south is developed with single family homes along Craig Avenue.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-008	Rezoned 0.72 acres to UR-2(CD) (urban residential, conditional) to allow six single family detached dwellings, at a density of 8.3 units per acre.	Approved

- **Public Plans and Policies**



- *South District Plan (1993)* recommends multi-family dwelling units.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located along a local street. The site plan commits to installing curb and gutter and eight-foot sidewalk. CDOT is requesting the petitioner further extend the eight-foot sidewalk along Delane Avenue on the west side of site to the intersection.
 - See Outstanding Issues, Notes 1-4.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 50 trips per day (based on four single family dwellings).
 - Entitlement: 200 trips per day (based on 13 apartment units).
 - Proposed Zoning: 0 trips per day (based on parking lot).

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 outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary. The closest water distribution main is approximately 140 feet southwest of the rezoning boundary at the intersection of Craig Avenue and Delane Avenue. Sanitary sewer system infrastructure accessible for the rezoning boundary if provided via an existing eight-inch gravity sewer main located along Delane Avenue.
- **Engineering and Property Management:**
 - **Arborist:** See Outstanding Issues, Note 5.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** See Outstanding Issues, Item 6.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. Amend site plan to reflect two-foot six-inch curb and gutter along the frontage on Delane Avenue instead of two feet as shown.
2. Extend the eight-foot back of curb sidewalk along the west side of the property to the intersection of Craig Avenue.
3. Add a note specifying dedication and fee simple conveyance of all rights-of-way to the city. CDOT requests right-of-way set at two feet behind the back of sidewalk where feasible.
4. Add a note specifying all transportation improvements will be approved and constructed prior to use of parking lot.

Environment

5. Submit a tree survey for all trees two inches in diameter or larger located in the public right-of-way.
 6. Show tree save calculations on site map.
-

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 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: Sonja Strayhorn Sanders (704) 336-8327