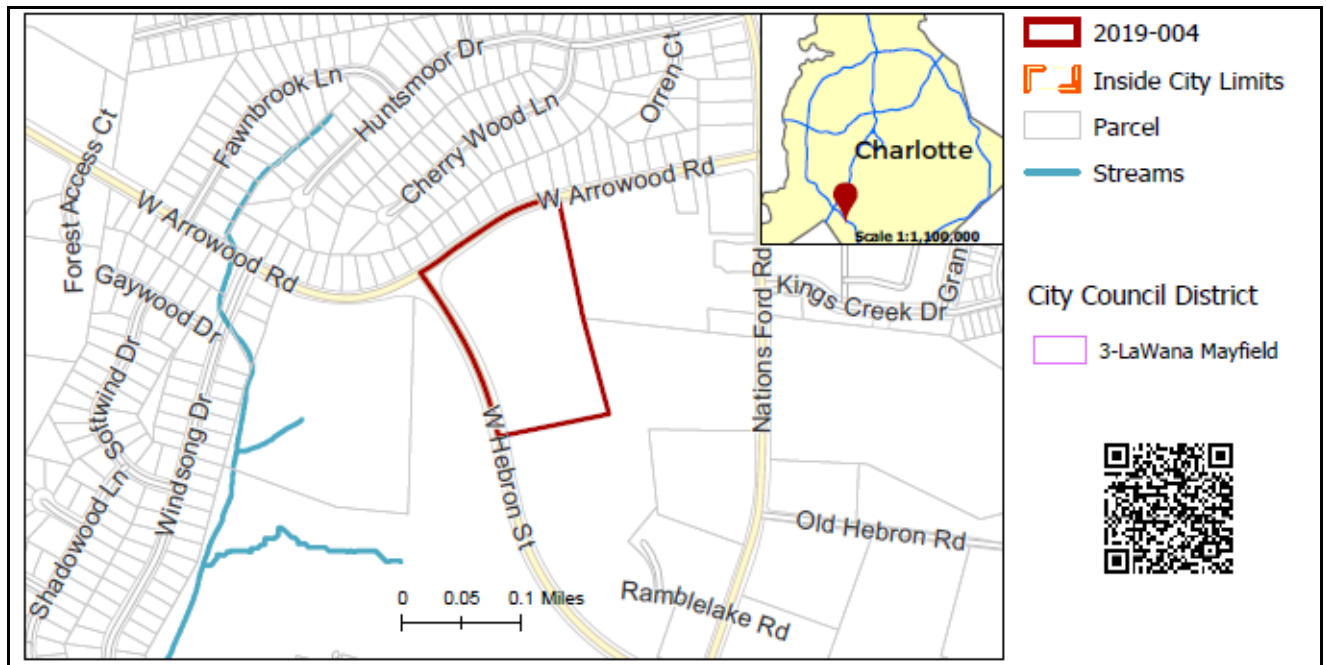


REQUEST

Current Zoning: INST (institutional)
Proposed Zoning: R-22MF (multi-family residential)

LOCATION

Approximately 10.54 acres located on the southeast corner of W. Arrowood Road and W. Hebron Street.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow all uses in the R-22MF (multi-family residential) district for the vacant parcel in southwest Charlotte.

PROPERTY OWNER

Central Piedmont Community College Foundation Inc.

PETITIONER

C4 Investments, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is inconsistent with the *Southwest District Plan* recommendation for institutional use as amended by the previously approved rezoning.

Rationale for Recommendation

- Although inconsistent with land use recommendation amended by the previous rezoning, the site was originally recommended for multi-family land uses.
- There is a mixture of uses and zoning districts in the area including commercial, light industrial, institutional, single family and multi-family.
- The site's location on Arrowood Road, proximity to a shopping center, and walking distance to the CPCC Harper Campus makes it appropriate for uses allowed in the proposed zoning district.

- The proposed zoning would allow uses consistent and compatible with the mixture of zoning and uses existing in the area.

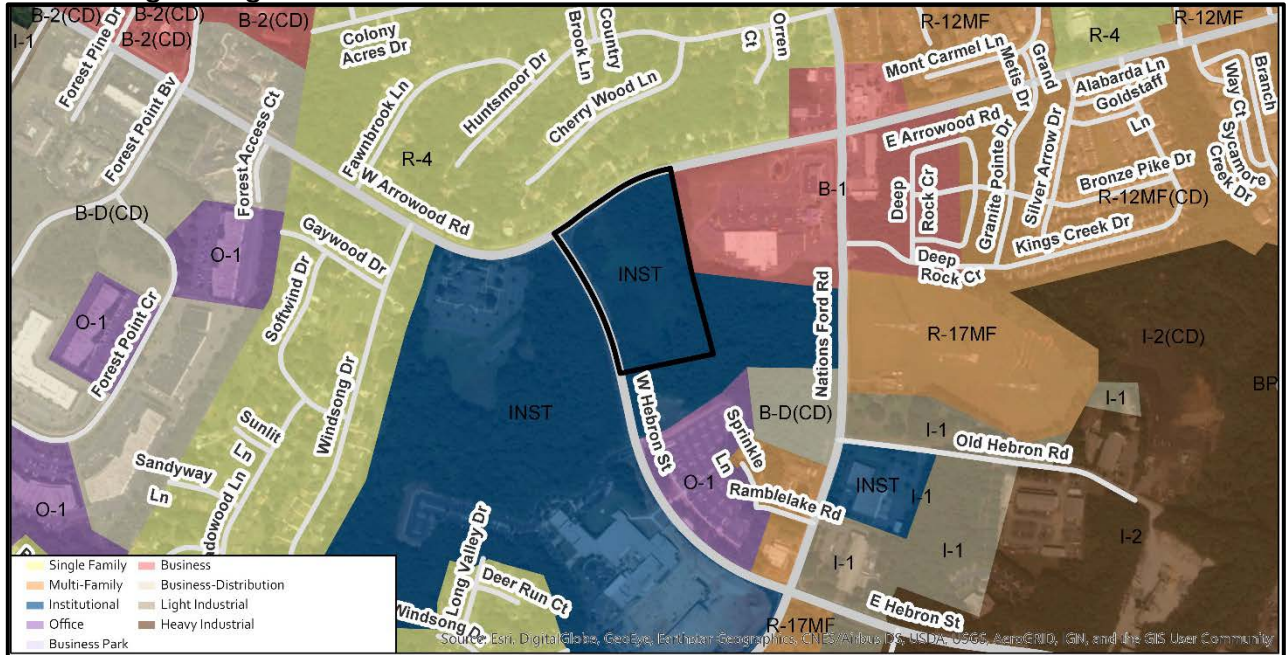
The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan* from institutional use to multi-family use at 22 units per acre for the site.

PLANNING STAFF REVIEW

- Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. Allows all uses permitted in the R-22MF (multi-family residential) district.

- Existing Zoning and Land Use**



The site was rezoned from B-1(CD) (neighborhood business) to INST (institutional) by petition 2016-104. The subject site is vacant and surrounded a mixture of residential, institutional and commercial zoning and land uses. See the images below for more details.



North of the site, across Arrowood Road, are single family homes in R-4 (single family) zoning.

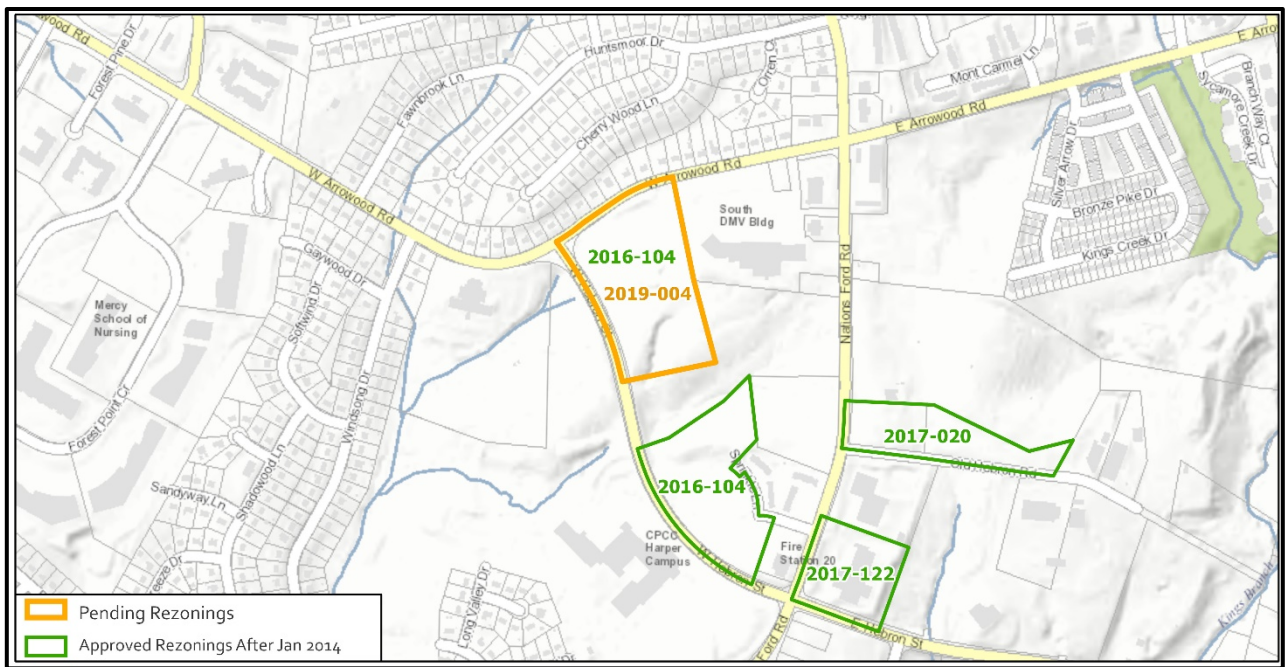


East of the site is a shopping center in B-1 (neighborhood business) zoning.



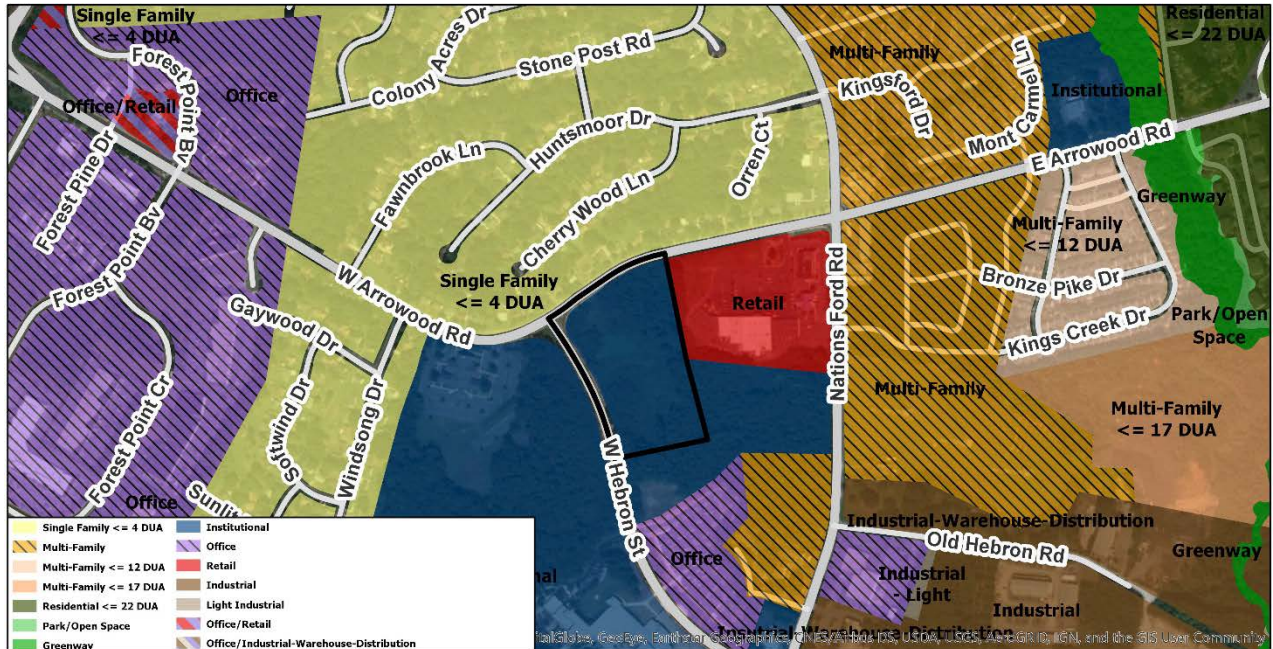
South and west of the site are properties that are vacant and developed as part of the Central Piedmont Community College Harper campus in INST (institutional) zoning.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-104	18.87 acres on southeast corner of W. Hebron Street and W. Arrowood Road and north side of W. Hebron Street near Nations Ford INST (institutional) and O-1 (office) office to allow all uses in the districts.	Approved
2017-020	4.97 acres at corner of Nations Ford Road and Old Hebron Road to I-1 (industrial) to allow all uses in the district.	Approved
2017-122	4.42 acres at corner of Nations Ford Road and E. Hebron Street to I-1 (light industrial) to allow all uses in the district.	Approved

• **Public Plans and Policies**



- The *Southwest District Plan* (1991) as amended by rezoning petition 2016-104 proposes institutional land uses on this site. Prior to the rezoning, the plan recommended a corrective rezoning for the site from B-1(CD) (neighborhood business) to multi-family residential.
- 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 over 17 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – over 17 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	3
Road Network Evaluation	1
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 14	Total Points: 14

• **TRANSPORTATION CONSIDERATIONS**

- The site is at the signalized intersection of two minor thoroughfares. CATS bus route #56 runs along West Hebron Street with stops located approximately ¼ mile south of the site. There is existing curb and gutter on both street frontages. An eight-foot planting strip and five-foot sidewalk exists on West Hebron Street and six-foot back-of-curb sidewalk exists on West Arrowwood Road. There is a five-foot bike lane on West Arrowwood Road. CDOT will work with the petitioner during permitting to determine driveway locations and implement any required streetscape improvements.
- No outstanding issues.
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 0 trips per day (based on vacant land).
 Entitlement: The existing conventional zoning allows too many uses to determine vehicle trip generation.
 Proposed Zoning: 1,720 trips per day (based on 10.61 acres of R-22MF apartment use).

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:** No outstanding issues.

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- **Charlotte Fire Department:** No outstanding issues.
 - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate zero students, while the development allowed under the proposed zoning may produce 82 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 82 students. The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Nations Ford Elementary from 122% to 129%
 - Southwest Middle from 134% to 135%
 - Harding University High from 134% to 136%
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along West Arrowood Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along West Arrowood Road.
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **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 comments submitted.
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Pre-hearing staff analysis
- Post Hearing Staff analysis
- Zoning Committee Recommendation
- 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
 - Erosion Control
 - Land Development
 - Storm Water
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: John Kinley (704) 336-8311