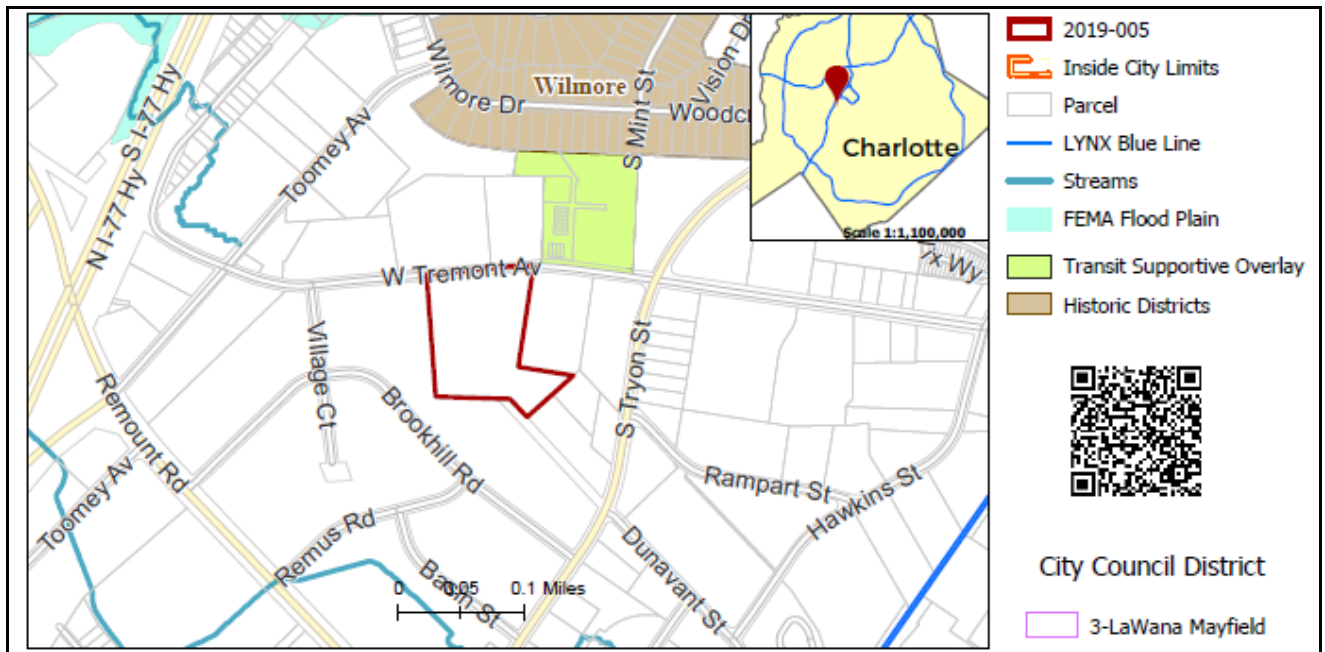


REQUEST

Current Zoning: I-2 (CD) (general industrial, conditional)
Proposed Zoning: UR-2(CD), (urban residential, conditional)

LOCATION

Approximately 5.58 acres located on the south side of west Tremont Avenue, west of South Tryon Street.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow the development of 103 attached townhomes at a density of 18.45 units per acre.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Gene & Greg, LLC
Ardent Acquisitions LLC
John Carmichael / Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site design and environmental.

Plan Consistency

The petition is consistent with the *New Bern Transit Station Area Plan* recommendation for residential land uses at up to 22 units per acre.

Rationale for Recommendation

- The subject site is just outside of the 1/2 mile walk from the East/ West Transit station on the Lynx Blue Line.
- The urban district will provide transit supportive residential development in an urban form and at a scale that is appropriate in an urban development.
- The proposal supports pedestrian and streetscape design by placing units that front along West Tremont Avenue and adding an eight-foot planting strip and eight-foot sidewalk.

- This petition will help support the transition of the area to a more walkable transit district.

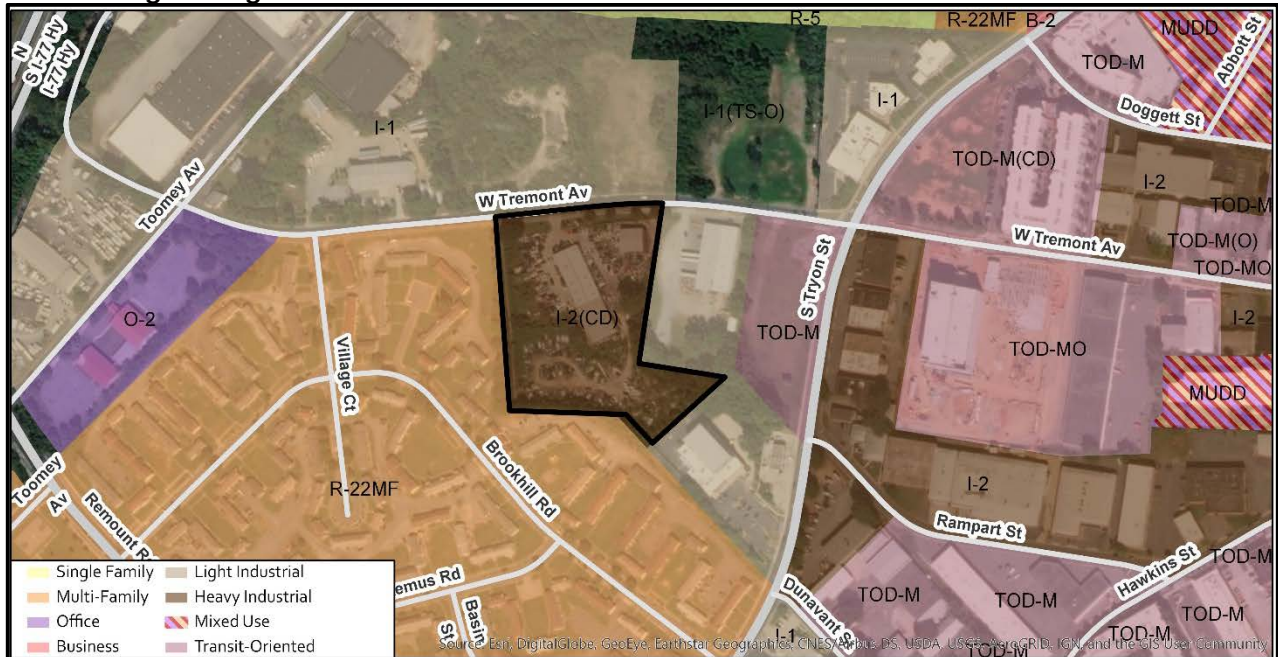
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 103 single family attached dwelling units at a maximum density of 18.45 dwelling units per acre.
- Eight-foot-planting strip and eight-foot sidewalk along West Tremont Avenue and along the new proposed public street.
- 16-foot building setback from future back-of-curb.
- Single family attached units will be a maximum of 48 feet in height.
- Ten-foot Class "C" buffer landscaping area with eight-foot fence will be provided along the eastern propertyline.
- Proposed internal pedestrian pathways.
- Provides the following architectural treatments:
 - Units will front along West Tremont Avenue.
 - Building materials will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco.
 - Vinyl may only be used on windows, garage doors, soffits, trim and handrails/railings.
 - Vinyl and EIFS may not be used as a building material.
 - Pitched roofs if provided shall be sloped no less that a 5:12 pitch.
 - Corner units that face a public or private street will have a porch or stoop wraps a portion of the front and side of the unit.
 - Blank walls will be limited to 20 feet on all levels.
 - Sound mitigation for buildings 12, 13, and 14.
 - Attached units in will provide rear vehicular access from the internal private driveway.

• Existing Zoning and Land Use



- The site was rezoned under petition 2000-015 to I-2(CD) (general industrial, conditional) to allow a junkyard and automobile recycling. Surrounding uses include multi-family residential, and general industrial/warehousing uses.



The subject property is developed with a junkyard and automobile recycling.



The property to the south and west along Brookhill Road is developed with multi-family.

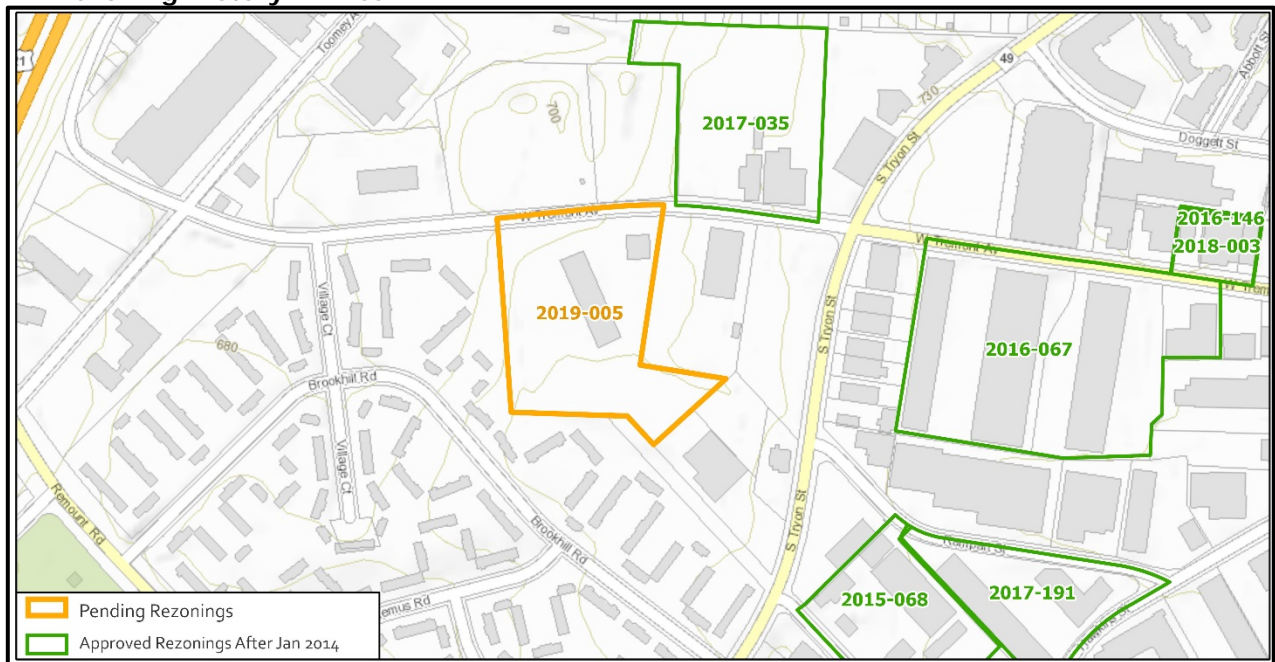


The property to the east along West Tremont Street is developed with a warehouse use.



The property to the north along West Tremont has a cell tower.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-003	Rezoned 0.74 acres to TOD-MO (transit oriented development – mixed-use, optional) to allow the development of a new building or re-use the existing building.	Approved
2017-191	Rezoned 2.44 to TOD-M (transit oriented development - mixed-use) to allow all uses in the district.	Approved
2017-035	Rezoned 4.39 acres to I-1 TS-O, (light industrial, transit supportive overlay, optional) with five-year vested rights to allow the development of 74 residential units.	Approved
2016-067	Rezoned 8.36 acres to TOD-MO (transit oriented development – mixed-use, optional) to allow the development of 402 residential units and 2,500 square feet of non-residential uses.	Approved
2015-068	Rezoned 3.06 acres to TOD-M (transit oriented development - mixed-use) to allow all uses in the district.	Approved

- **Public Plans and Policies**



- The *New Bern Transit Station Area Plan* (2008) recommends multi-family residential up to 22 units per acre for the subject site.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a local road and east of a major thoroughfare. The site plan commits to building the road network to meet the Subdivision Ordinance and to help support the proposed development as identified in the *New Bern Transit Station Area Plan*. The site plan also commits to pedestrian improvements in the form of 8-foot planting strip and 8-foot sidewalks.
- No outstanding issues.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 130 trips per day (based on 21,100 square feet of auto care services).
Entitlement: 140 trips per day (based on 23,000 square feet of warehouse and office).
Proposed Zoning: 660 trips per day (based on 103 attached residential units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** There is an estimated need for approximately 24,000 affordable housing units in the City of Charlotte. To increase the supply, developers are encouraged to assist in providing homes at diverse price point to meet increased housing demand.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **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 will produce nine students. Therefore, the net increase in the number of students generated from existing zoning to proposed is nine.
 - The proposed development is not projected to increase the school utilization over existing condition (without mobile classroom units), and utilization will remain as follows:
 - Dilworth Elementary at 79%
 - Sedgefield Middle at 87%
 - Myers Park High at 119%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along West Tremont Avenue. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Charlotte Water's Wilmore Drive Park Avenue Sanitary Sewer

Replacement 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 an anticipated completion date of late-2019.

- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See Outstanding Issues, Notes 4-8.
 - **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.

OUTSTANDING ISSUES

Site and Building Design

1. Add a note "if on street parking on West Tremont is not provided the site will provide a 21-foot setback from the future back of curb."
2. Label buildings on the schematic plan that will receive the proposed sound mitigation.
3. Modify note in the buffer section that fence can be a maximum of six feet tall.

Environment

4. For defined watersheds greater than 24% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.
5. For defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.
6. For commercial projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.
7. For residential projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
8. Staff is available to discuss mitigation options should the project have practical constraints that preclude providing the above referenced stormwater management.

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
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review