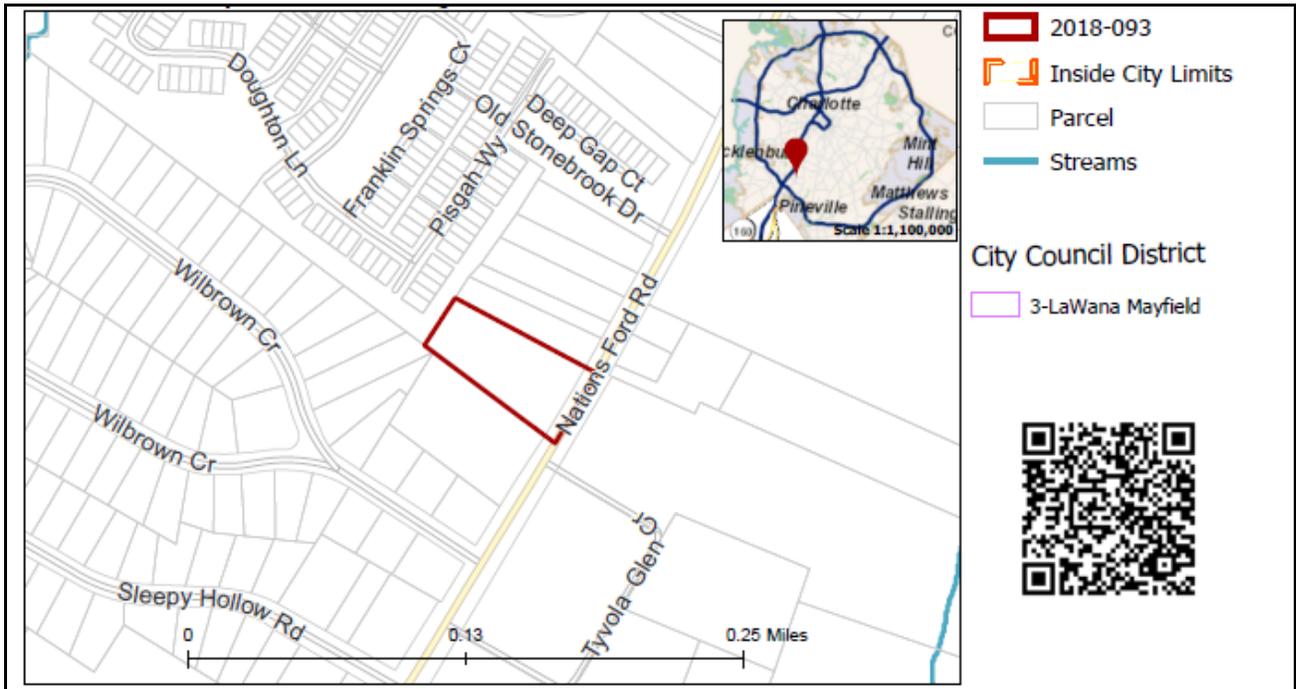


**REQUEST** Current Zoning: R-4 (single family residential)  
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

**LOCATION** Approximately 1.43 acres located on the west side of Nations Ford Road, north of West Tyvola Road.  
(Council District 3 - Mayfield)



**SUMMARY OF PETITION** The petition proposes to allow a townhouse community on a lot developed with a single family home located north of West Tyvola Road and west of Interstate 77.

**PROPERTY OWNER** US Development  
**PETITIONER** US Development, Inc.  
**AGENT/REPRESENTATIVE** Ragona Architecture & Design, Matt Gallo

**COMMUNITY MEETING** Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 13

**STAFF RECOMMENDATION** Staff recommends approval of this petition.

Plan Consistency  
The petition is consistent with the *Southwest District Plan* recommendation for single family residential uses. Although the plan recommends four dwelling units per acre, The *General Development Policies* support an increased density of up to 12 dwelling units per acre.

Rationale for Recommendation

- The site is located on a major thoroughfare, with properties zoned for multi-family residential to the north, west and east, across Nations Ford Road.
- The site sits across from a parcel on Nations Ford Road that is zoned CC (Commercial Center), which would allow for a hotel or office building up to six (6) stories tall.

- The requested zoning district, and proposed density and residential type, are generally consistent with the characteristics in the immediate area. Apartments to the north are zoned R-17MF (multi-family residential), and townhomes directly to the west are zoned R-8MF(CD) (multi-family residential, conditional).
- The proposed site plan provides a 16-foot Class C Buffer along the southern edge of the site where it adjoins single family property. Proposed along the northern edge is a buffer reduced by 25% to 12 feet with a brick screen wall, plus a 24-foot wide private street-driveway.

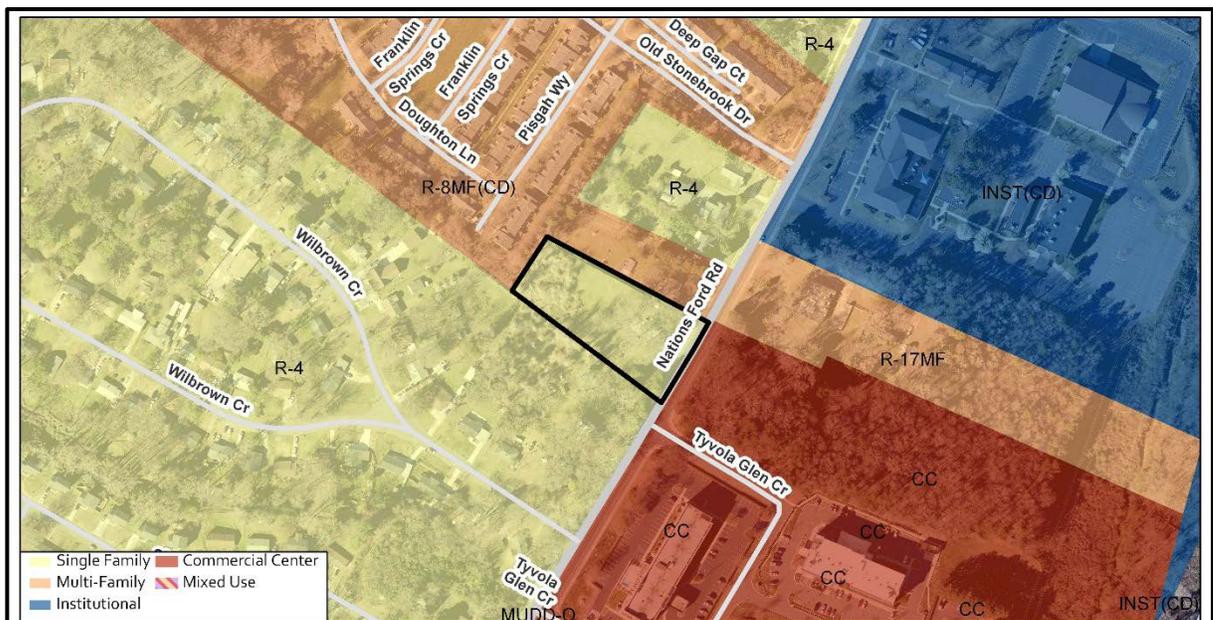
**PLANNING STAFF REVIEW**

**Proposed Request Details**

The site plan accompanying this petition contains the following provisions: The site plan accompanying this petition contains the following provisions:

- Up to ~~21~~ 17 townhouse units at a density of ~~14.69~~ 11.89 units per acre.
- Notes total number of buildings will not exceed four.
- Limits building height to 40 feet and three stories.
- Proposes ingress/egress via Nations Ford Road with internal series of streets and sidewalks 24-foot driveways and six-foot sidewalks to access units.
- Proposes reservation or dedication of 42 feet of right-of-way measured from the centerline of Nations Ford Road.
- Commits to providing and constructing a new bus shelter along Nations Ford Road. Provides CATS bus shelter detail and shows location on the site plan.
- Identifies a six-foot sidewalk and eight-foot planting strip along the site's frontage.
- Commits to a combination of building materials including but not limited to: fiber cement panel; fiber cement siding; brick; stucco; wood; EIFS; vinyl siding; synthetic stone.
- Building elevations to be designed with vertical bays or architectural features.
- Proposes a 12-foot Class C buffer with a wall along the north property line (reduced 25% from 16 feet), and a 16-foot Class C buffer along the south property line.
- Identifies tree save area (15% of site – 0.21 acres).
- Locates refuse/recycling area.

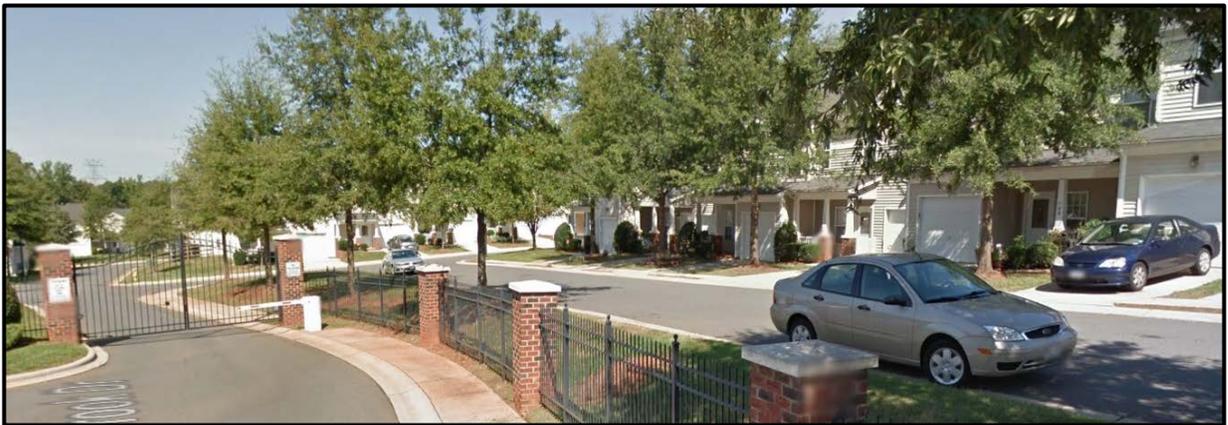
**Existing Zoning and Land Use**



- The rezoning site is currently developed with a single family home and is surrounded by single family neighborhoods, townhomes, institutional uses, offices, and hotels.



The subject property is developed with a single family home.



Properties to the north along Old Stonebrook Drive are developed with multi-family uses.



Properties to the south along Tyvola Glen Creek include hotel and office uses.

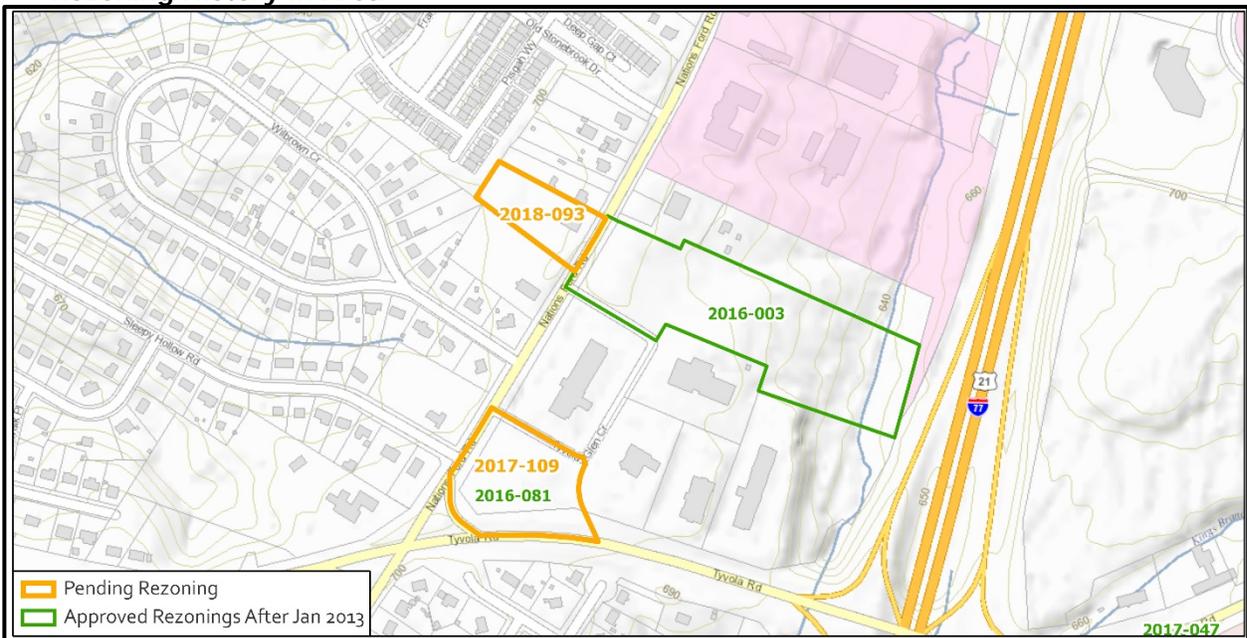


Properties to the west along Wilbrow Circle are developed with single family homes.



The property to the east along Nations Ford Road is developed with a religious institution.

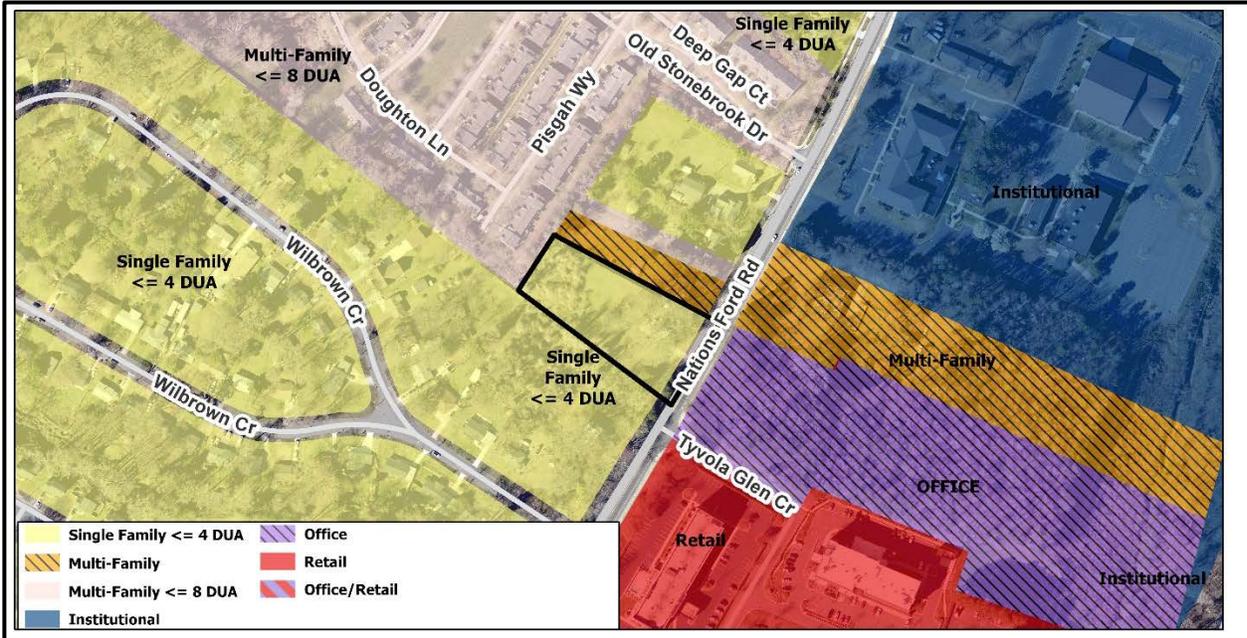
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-109	Site plan amendment to allow retail sales, eating/drinking/entertainment establishments, office, and showroom uses in a single building.	Withdrawn

2016-081	Rezone approximately 1.79 acres to MUDD-O (mixed use development district, optional) to allow retail, eating/drinking/entertainment establishments, office, and self-storage uses in a single building.	Approved
2016-003	CC SPA (commercial center, site plan amendment) for 7.1 acres to amend an existing site plan to allow hotel or office uses.	Approved

• **Public Plans and Policies**



- The *Southwest District Plan* (1991) recommends single family up to four dwelling units per acre for this 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 up to 12 dwellings per acre 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	3
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 12</b>	<b>Total Points: 12</b>

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a minor thoroughfare. The site plan commits to streetscape improvement in the form of planting strip and sidewalk and dedication of future right-of-way.
- **Vehicle Trip Generation:**  
 Current Zoning:  
 Existing Use: 10 trips per day (based on single family dwelling).  
 Entitlement: 50 trips per day (based on five single family dwellings).  
 Proposed Zoning: 160 trips per day (based on 21 townhomes).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** See Outstanding Issues, Note 1. **Addressed**
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed under the existing zoning would generate

three students, while the development allowed under the proposed zoning will produce two students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is two students.

- The proposed development is projected to maintain the school utilization over existing conditions (without mobile classroom units) as follows:
  - Pinewood Elementary at 97%
  - Sedgefield Middle at 93%
  - Harding High at 135%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Nations Ford Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Nations Ford Road.
- **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:** See Outstanding Issues, Note 3. Addressed
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Transportation

1. ~~CATS requests that the location of the waiting pad/with shelter and planting strip be shown on the site plan. In addition, please reference this under 5. Streetscape, Buffers, Yards, Open Space and Landscaping.~~ Addressed
2. ~~Clarify that the right-of-way along Nations Ford Road will be dedicated as the site plan shows dedication and Note 3.a. says reservation or dedication.~~ Addressed
3. ~~Relabel the "24' wide streets" to "24' wide driveways."~~ Addressed

##### Environment

4. ~~Replanted tree save area is not permitted. Tree save must contain existing healthy tree canopy. Show tree save area and tree save calculations on site map. Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 1.43 acres=0.21 acres tree save. Tree save must be 30-foot width minimum.~~ Addressed

#### REQUESTED TECHNICAL REVISIONS

5. ~~Under Development Data specify proposed density.~~ Addressed
6. ~~Clarify the front yard setback as the Development Data Table is not consistent with what is shown on the site plan and note in 5.a.~~ Addressed
7. ~~Label the width of the buffer on the north side of the property.~~
8. ~~In the Development Data and note 5.i should indicate that the buffers may be reduced by 25%.~~ Addressed
9. ~~Provide minimum yard dimensions for the proposed units.~~ Addressed

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#### Attachments Online at [www.rezoning.org](http://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:** Claire Lyte-Graham (704) 336-3782