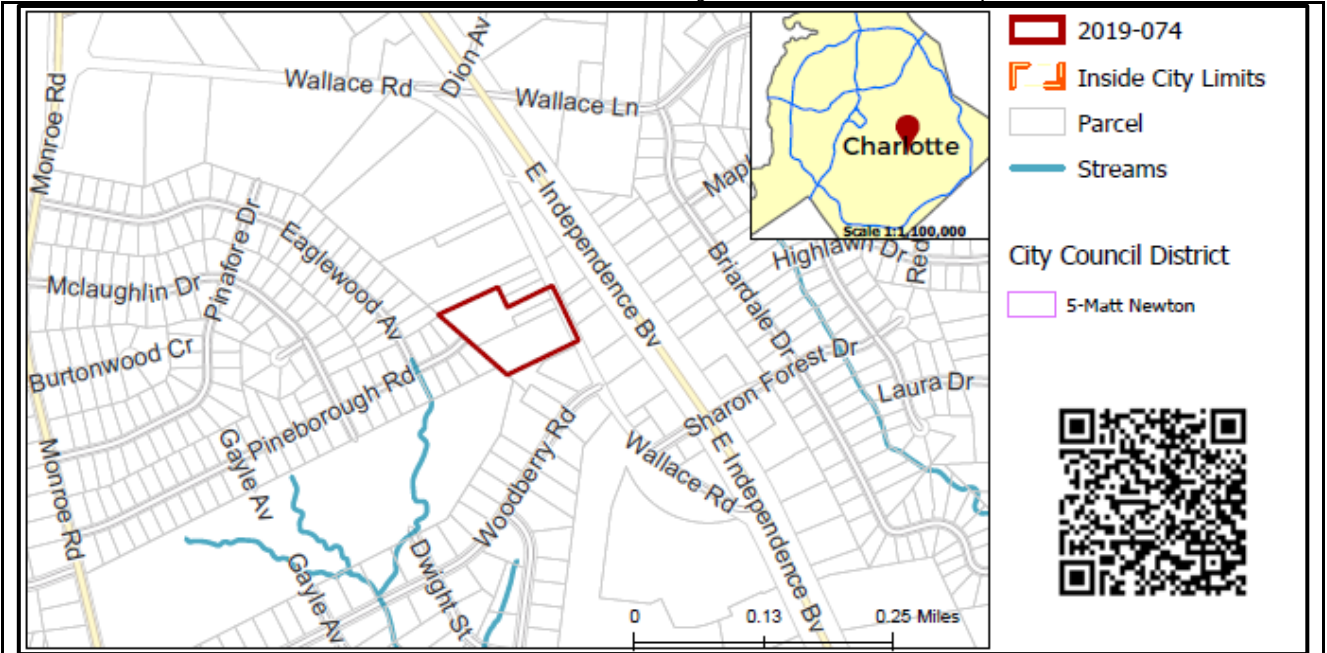


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential conditional)

LOCATION

Approximately 3.96 acres located on the west side of Wallace Road, north of Woodberry Road, west of E. Independence Boulevard.



SUMMARY OF PETITION

The petition proposes to redevelop one single family home and vacant land for a multi-family development with up to 88 dwelling units, for a density of 23 dwellings per acre (DUA).

PROPERTY OWNER

Rosegate Holdings LLC and Provision Development LLC

PETITIONER

Josh Jolley

AGENT/REPRESENTATIVE

Urban Design Partners

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 12.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Independence Boulevard Area Plan* recommendation for residential development at 12 units per acre.

Rationale for Recommendation

- The subject site is over a ½ mile walk from the nearest proposed LYNX Silver Line transit station but located within 190 feet of the proposed transit alignment. Therefore, the site is not appropriate for transit-oriented development; but moderate density multi-family development is appropriate with the site's location along the future rail corridor.
- The site is located within the Southeast Corridor per the *Centers, Corridors, Wedges Growth Framework*. Corridors are areas recommended for moderate intensity multi-family uses.

- The site is located within a ½ mile walk to bus stops/routes along Monroe Road and Independence Boulevard.
- The proposed density of 22 units per acre is inconsistent with the plan's recommendation for 12 dwelling units per acre. However other multi-family developments north of the site on Wallace Road and Wallace Lane in office zoning exist at comparable densities.
- The site and proposed development provide a transition in land use types and intensity from the commercial uses along Independence Boulevard and Wallace Road to the single family uses west of the site.
- The site plan provides development conditions that reduce impacts to abutting single family homes through the limitation of building heights, provision of buffers, and provision of building envelopes that ensure building sides face single family homes and buildings are located adjacent to existing or proposed streets away from the single family homes.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan*, from residential at 12 DUA to residential at 22 DUA for the site.

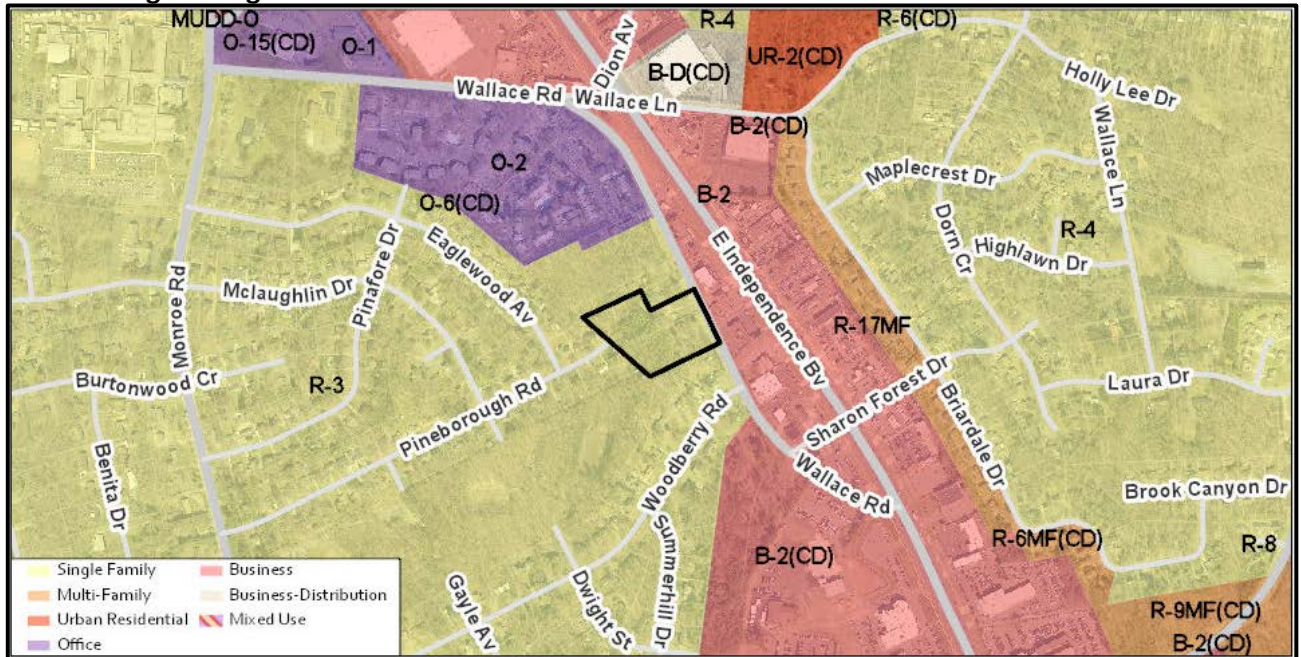
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows the construction of up to 88 multi-family units (22 DUA) in up to 5 buildings.
- Shows 4 development envelopes on the site. Development areas 1 and 4 allow multi-family buildings, parking and open and amenity spaces. Area 2 allows tree save, open space and/or stormwater facilities. Area 3 allows parking, stormwater facilities and open space.
- Limits the maximum building height to 3 stories and a maximum of 40 feet as defined by the Ordinance. ~~an average of 38 feet.~~
- Provides buffers adjacent to surrounding single family dwellings.
- Provides a maximum building depth of 65 feet for the southern building on Wallace Road, measured from the setback line.
- Provides an approximate distance of 137 feet between the proposed southern building on Wallace Road and the single family home to the south, and an approximate distance of 75 feet between the proposed western building on Pineborough Road Extension and the single family home to the west.
- Provides site cross-sections illustrating the relationship to nearest abutting single family homes.
- Commits to a minimum of 50% of the frontage of Wallace Road to be composed of building walls, architectural elements, pedestrian scale masonry walls and/or open space.
- Provides a number of architectural standards related to building orientation, allowed building materials, limits on blank walls, façade articulation, raised entrances from adjacent public sidewalks, and balconies.
- Commits to provide a pedestrian sidewalk connection to Mason Wallace Park, location to be determined in cooperation with Park and Recreation during permitting.
- Extends Pineborough Road as required by the Subdivision Ordinance. Provides access to the site with a private street with public access from the Pineborough Road extension to Wallace Road
- Provides transportation improvements related to dedication of right-of-way along Wallace Road, 8-foot sidewalks along the internal private street, Pineborough Road extension and Wallace Road, associated curb/gutter and 8-foot planting strips along Pineborough Road extension and the private street and a 14-foot planting strip along Wallace Road, and associated curb and gutter.

- Existing Zoning and Land Use



The area around the site (indicated by red star below) is developed with a mixture of uses including commercial along Independence Boulevard and east side of Wallace Road, multi-family uses in office zoning along Wallace Road north of the site, and single family uses including Mason Wallace Park off Pineborough Road, Wallace Road, and Woodberry Road.





The subject is developed with small houses and vacant land.



East of the site, across Wallace Road are commercial uses fronting on both Wallace Road and Independence Boulevard.



South of the site are single family homes fronting Woodberry Road.

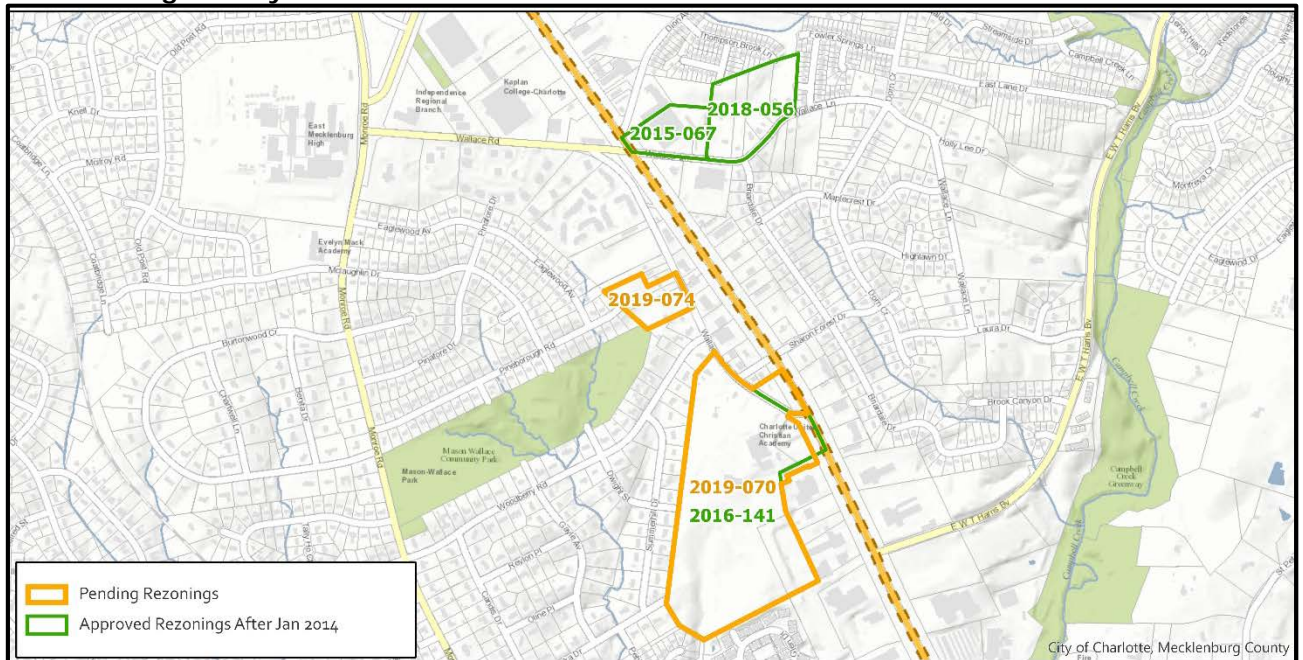


East of the site are single family homes fronting Pineborough Road.



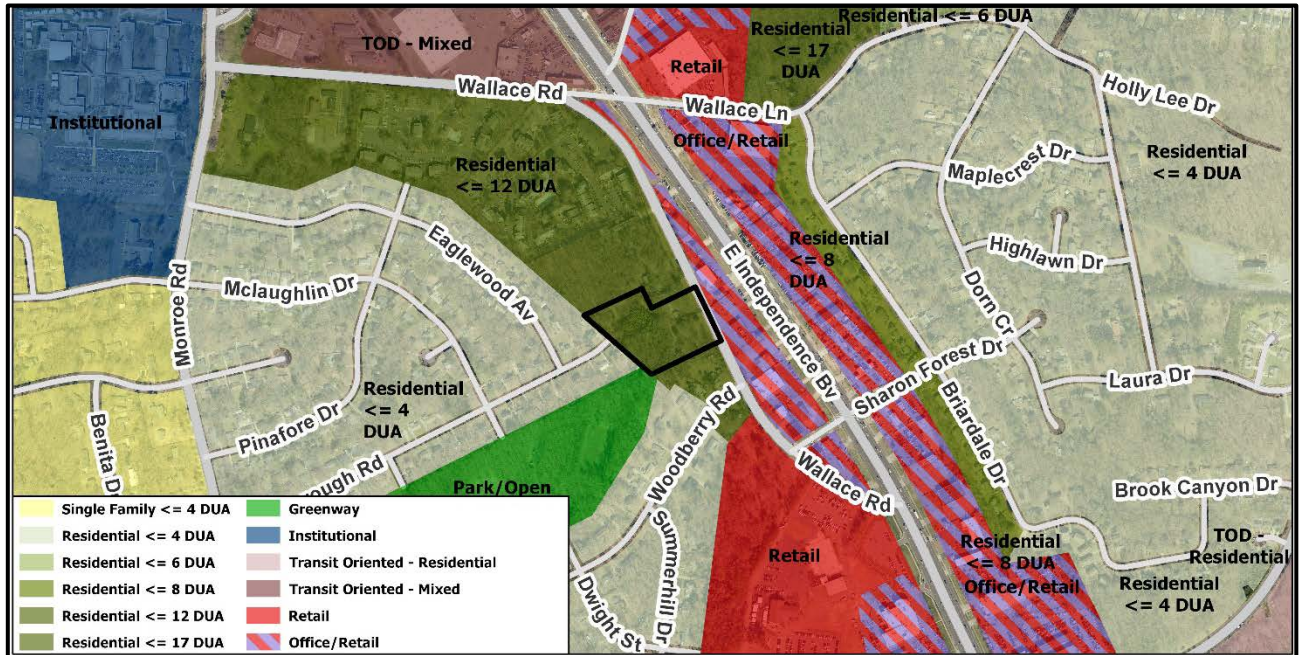
North of the site are several single family homes that front Wallace Road.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-067	Rezoned 4.24 acre to BD(CD) SPA to allow expansion of an existing self-storage/ indoor warehousing facility.	Approved
2016-141	Rezoned the majority of the subject site to B-2(CD) to allow automotive sales and repair uses.	Approved
2018-056	Rezoned 9.3 acres to UR-2(CD) to allow a townhome community with up to 119 units.	Approved
2019-070	Proposes to rezone 42.41 acres to B-2(CD) SPA to amend a previously approved plan for an automotive dealership.	Pending

- **Public Plans and Policies**



- The *Independence Boulevard Area Plan* (2011) recommends residential development up to 12 units per acre for this site.
- The Southeast Corridor Transit Study shifted the proposed alignment of the LYNX Silver Line just south of the site from the center of Independence Boulevard to the Monroe Road corridor.

- **TRANSPORTATION CONSIDERATIONS**

- The petitioner has committed to extending Pineborough Road as a part of this rezoning petition. The petitioner has also implemented street connectivity as well as wide 8-foot planting strip and 8-foot sidewalks.
- ~~See Outstanding Issues, Note 6.~~ Addressed.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 3 trips per day (based on 3 single family dwellings).
Entitlement: 110 trips per day (based on 11 single family dwellings).
Proposed Zoning: 480 trips per day (based on 88 apartment dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 7 students, while the development allowed under the proposed zoning may produce 24 students. Therefore, the net increase in the number of students that may be generated from the existing zoning to the proposed zoning is 17 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Rama Road Elementary from 100% to 103%
 - McClintock Middle no increase; remain at 117%
 - East Mecklenburg High from 133% to 134%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Wallace Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Wallace Road. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.

- **Land Development:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUES

Site and Building Design

1. ~~Amend building envelopes on the technical data sheet to account for buffers and yards shown on the rezoning site plan.~~ Addressed.
2. ~~Provide site cross sections, one parallel to Pineborough Road from the single family home to the proposed building and one parallel to Wallace Road from the single family home to the proposed building.~~ Addressed.
3. ~~Amend note 2, under Architectural Design Standards to specify that height shall be measured as defined by the Zoning Ordinance and the maximum building height is limited to 40 feet.~~ Addressed.
4. ~~Add an architectural standard that any entrances to individual units or patios for units will be elevated above the grade of the adjacent sidewalk.~~ Addressed.
5. ~~Provide a maximum depth of the portion of the building envelope from Wallace Road and provide a minimum distance between the single family home on Pineborough Road and development envelope 4 and the single family homes fronting Wallace Road and development envelope 1.~~ Addressed.

Transportation

6. ~~Update the conditional notes to commit to the construction of the required 2.5 foot curb and gutter.~~ Addressed.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311