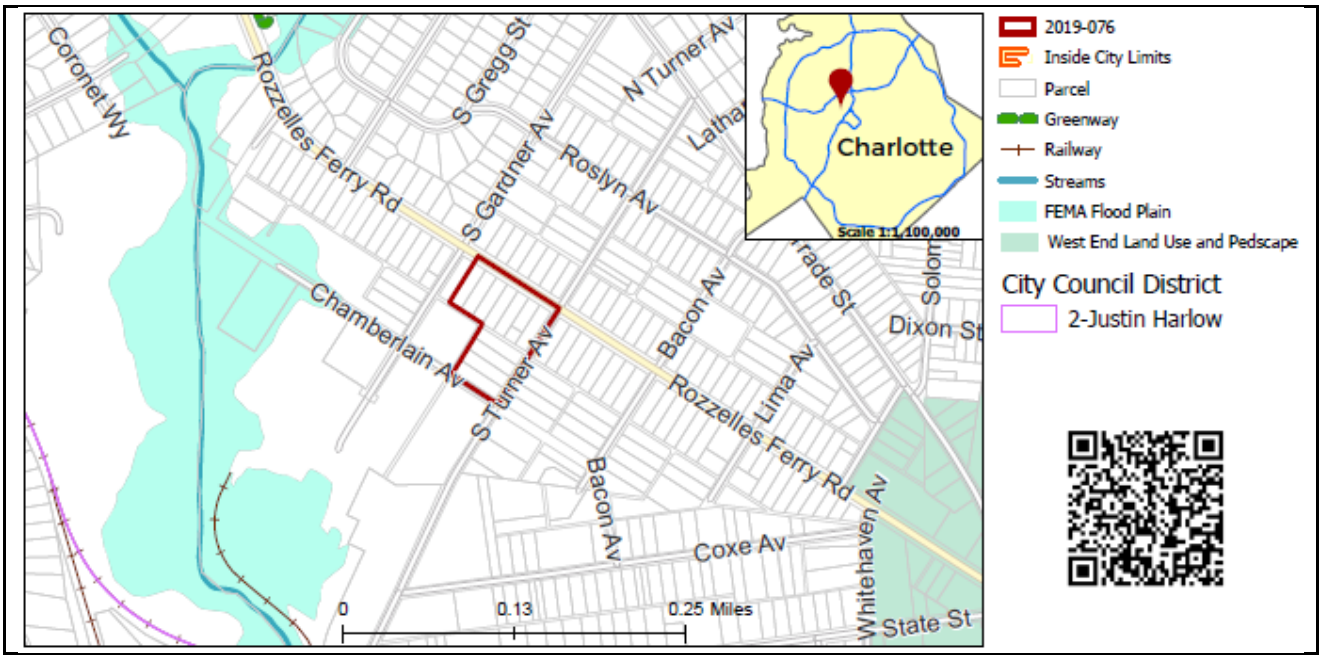
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-076
Post-Hearing Staff Analysis
October 1, 2019

REQUEST	Current Zoning: R-8 (single family residential) Proposed Zoning: U-2(CD) (urban residential, conditional)
LOCATION	Approximately 2.39 acres located on the south side of Rozzelles Ferry Road, west of South Turner Avenue, east of South Gardner Avenue from R-8 to UR-2(CD).



SUMMARY OF PETITION	The petition proposes to develop the site with 47 townhome units, at a density of 19.7 dwellings per acre (DUA).
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	DAM Holdings, LLC Hopper Communities, Bart Hopper John Carmichael, Robinson Bradshaw
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. <u>Plan Consistency</u> The petition is **inconsistent** with the *Central District Plan* recommendation for single family up to 8 dwelling units per acre for this site but is **consistent** with the *General Development Policies* (GDP) guidance to allow over 17 dwelling units per acre. <u>Rationale for Recommendation</u> • The petition is inconsistent with the density recommendation from the Central District Plan; however, since the adoption of that plan in 1993 there have been significant changes in the area surrounding this site, including the recent rezoning of Savona Mill and the future LYNX Gold Line streetcar. • The site is located within ½ mile of a transit stop along the Lynx Gold Line streetcar at Five Points.

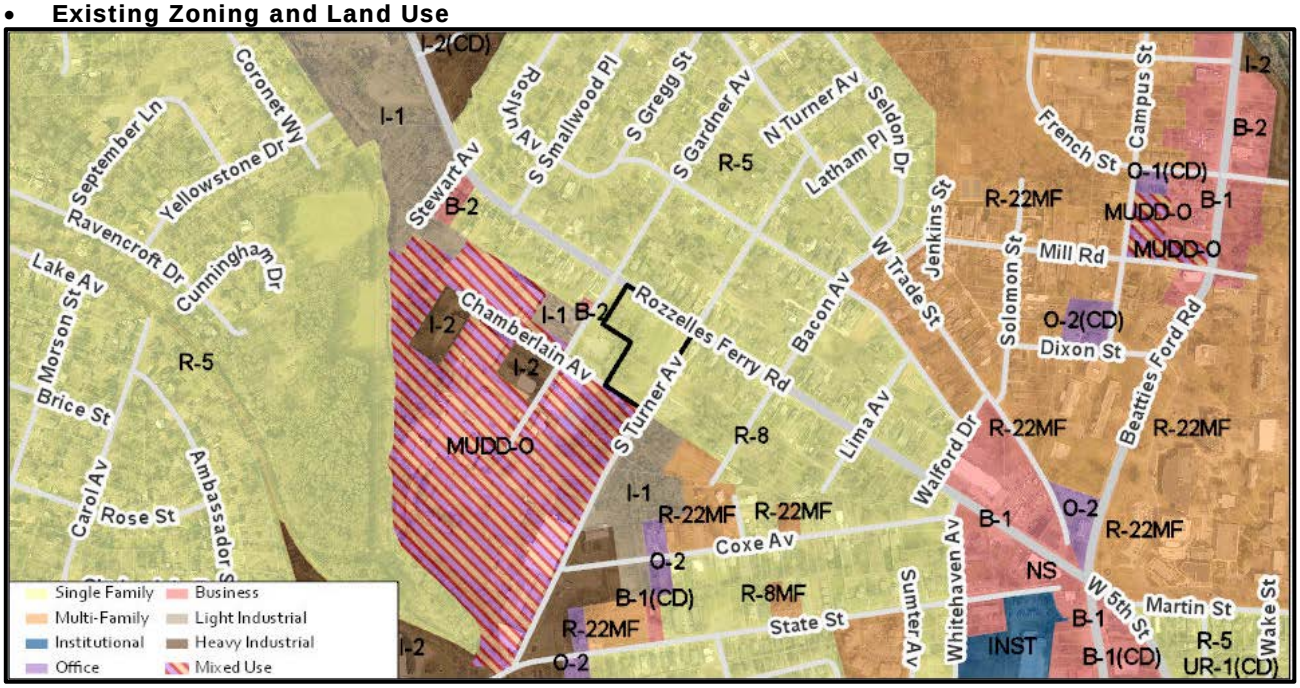
- The site is located within the Rozzelles Ferry/West Trade CNIP area, where significant infrastructure and neighborhood enhancement projects are underway that compliment more dense residential development.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 8 units per acre to residential up to 22 units per acre for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Develops site with a maximum of 47 townhouse units on a 2.39-acre site.
  - Provides driveway connections to Rozzelles Ferry Road and S. Turner Avenue.
  - Constructs a new waiting pad for the existing bus stop locating on the Site's frontage on Rozzelles Ferry Road.
  - Dedicates and conveys right of way measuring 43 feet from the existing back-of-curb located on the east side of Turner Avenue.
  - Limits the maximum height of the buildings to 48 feet and requires architectural design standards.
  - Provides 8-foot planting strips and a minimum 8-foot wide sidewalk installed along the site frontages on Rozzelles Ferry Road, S. Turner Avenue, and Chamberlain Avenue.

- **Existing Zoning and Land Use**



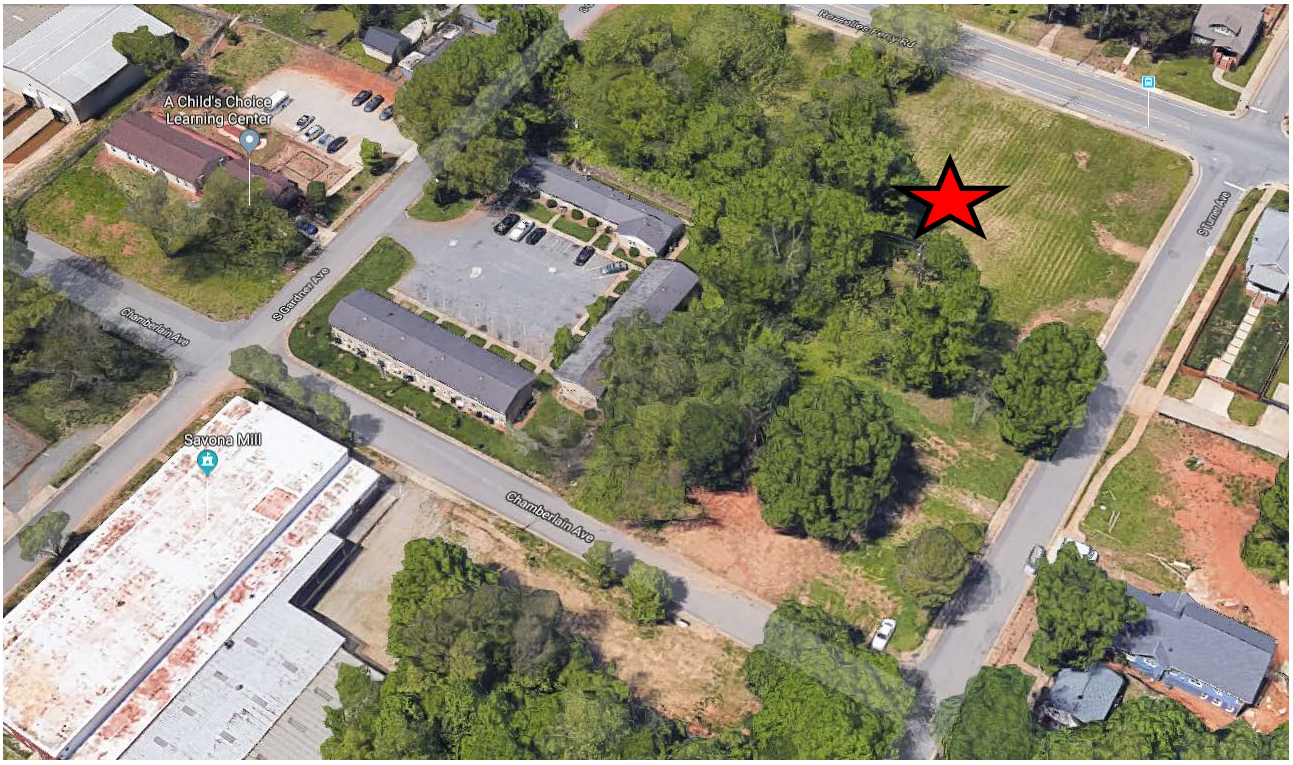
Surrounding land uses include single family residential, multi-family residential, a childcare center, and the Savona Mill property.

The subject property is undeveloped vacant land.

The properties to the north are developed with single family houses.

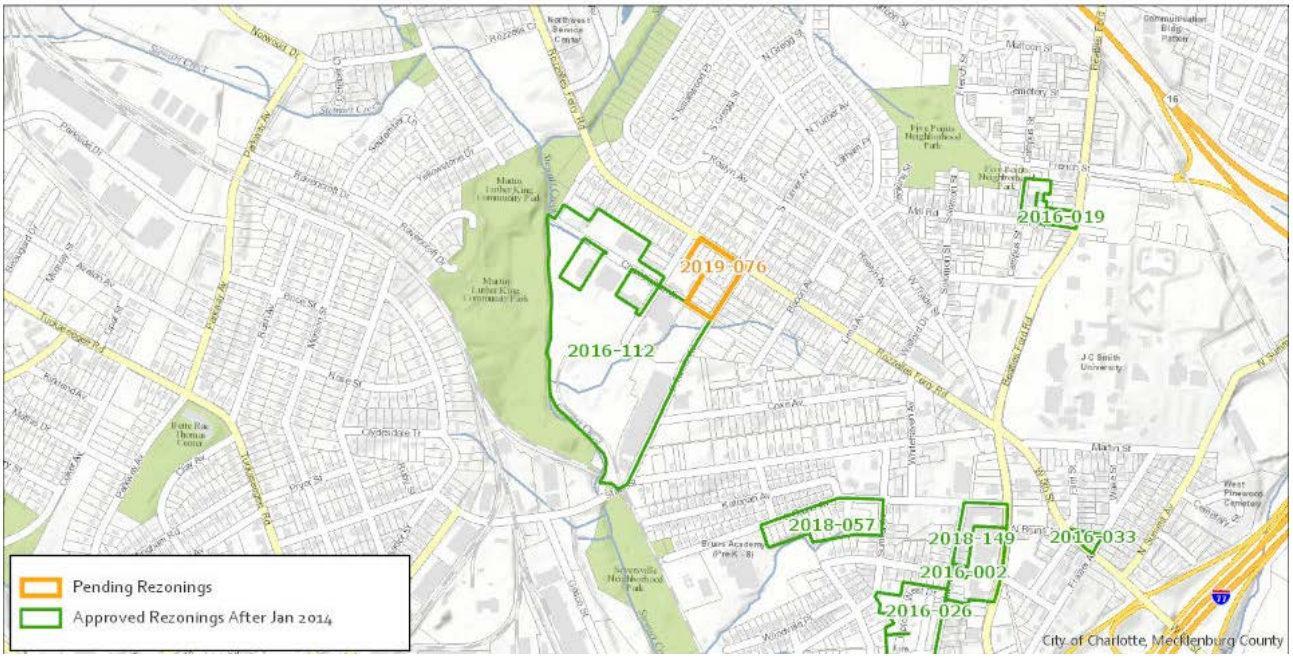
The properties to the east are developed with single family homes.

The property to east is developed with a child care center and a single family house.



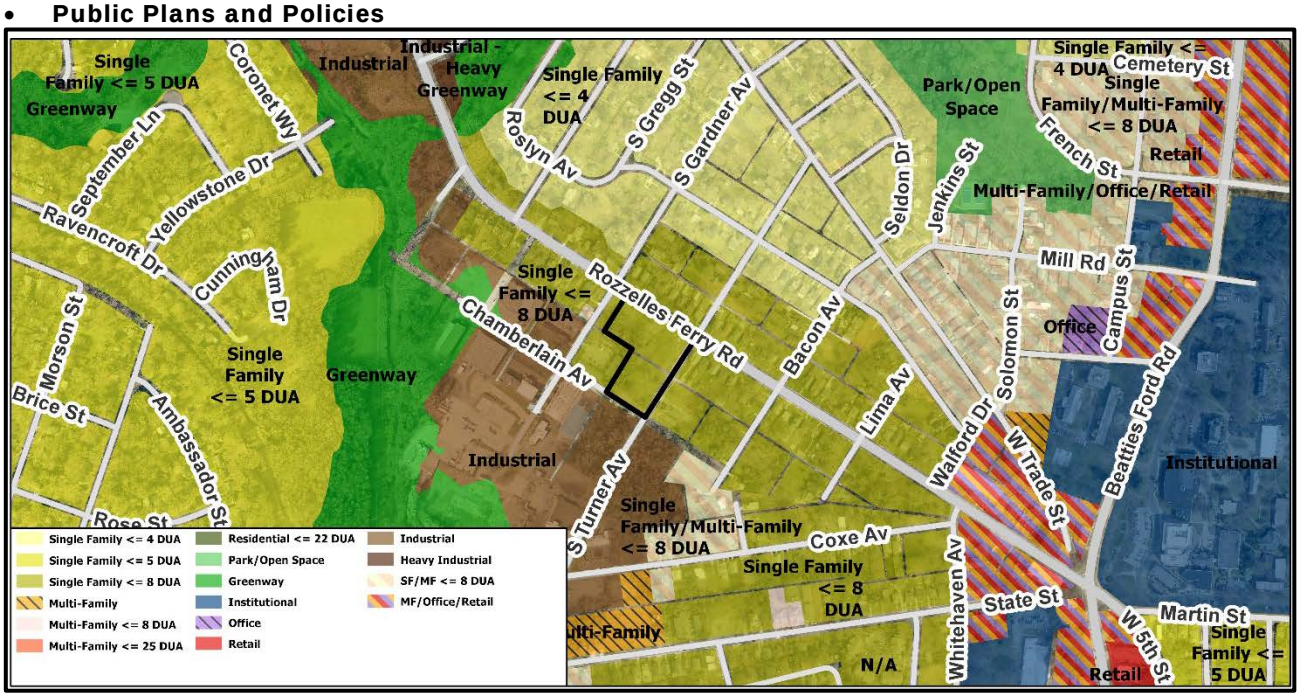
The properties to the south are developed with multi-family residential and vacant residential. The subject site is indicted with a red star above.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-002	Rezoned to R-8(CD) (single family residential, conditional) and B-1 PED-O (neighborhood business, pedestrian overlay, optional) to allow an additional 13 feet of height in order to enclose a portion of the existing roof terrace on top of the parking deck for Mosaic Village and includes a new parcel on Duckworth Avenue for tree save.	Approved
2016-019	Rezone to MUDD-O (mixed use development, optional) and MUDD-O(PED) (mixed use development, optional, pedestrian overlay) for the renovation and development of institutional uses associated Johnson C. Smith University.	Approved
2016-026	Rezoned to UR-3(CD) PED-O (urban residential, conditional, pedestrian overlay, optional) and UR-3(CD) PED-O SPA (urban residential, conditional, pedestrian overlay, optional, site plan amendment) to redevelop property for a maximum of 85 single family attached residential units.	Approved
2016-033	Rezoned to allow all uses permitted in the UR-1 (urban residential) district.	Approved
2016-112	Rezoned to MUDD-O (mixed use development, optional) with five year vested rights to reuse existing industrial buildings (including Savona Mill) for a mix of residential and non-residential uses.	Approved
2018-057	Rezoned to UR-2(CD) (urban residential, conditional) and UR-2(CD) SPA (urban residential, conditional, site plan amendment) to allow a townhome community.	Approved
2018-149	Rezoned to MUDD-O (mixed use development, optional) and MUDD-O PED (mixed use development, optional, pedestrian overlay) with five-year vested rights to allow its expansion and all uses in MUDD (mixed use development).	Approved

- **Public Plans and Policies**



- The *Central District Plan* (1993) recommends single family up to 8 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 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	2
Connectivity Analysis	5
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 14	**Total Points: 14**

- **TRANSPORTATION CONSIDERATIONS**
  - The site is at the unsignalized intersection of Rozzelles Ferry Road (minor thoroughfare, city maintained) and Turner Avenue (local collector, city maintained). The site is in a wedge inside Route 4. The site is also served by a CATS bus route on Rozzelles Ferry Road with existing bus stops at Turner Avenue.
  - ~~See Outstanding Issues, Note 1 and 2.~~ Addressed.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on vacant site).
    Entitlement: 190 trips per day (based on 19 single family dwellings).
    Proposed Zoning: 310 trips per day (based on 47 townhome dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **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 10 students, while the development allowed under the proposed zoning may produce 4 students. Therefore, there is no net increase in the number of students generated from existing zoning to proposed.

- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
  - Bruns Ave Elementary: from 72% to 72%
  - Ranson Middle: remain at 109%
  - West Charlotte High: remain at 85%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Rozzelles Ferry Road, an existing 8-inch water distribution main located along South Turner Street, and an existing 8-inch water distribution main located along Chamberlain Avenue. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 6-inch gravity sewer main located along Rozzelles Ferry Road and an existing 8-inch gravity sewer main located along South Turner Street.
- No outstanding issues.

- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **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:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

~~1. Revise the site plan and conditional note(s) to provide directional accessible ramps complying with current Public Right-of-Way Accessibility Guidelines (PROWAG) Guidelines on the following intersection corners:~~ Addressed.

- ~~Turner/Chamberlain – northwest corner - implement two directional accessible ramps~~

2. ~~Revise the site and conditional notes to provide a 5-foot internal sidewalk with planting strip on the southside of proposed building I, connecting the private alley to Turner Avenue.~~ Addressed.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

~~3. Remove "in stories" or add number for feet in height to note D1.~~ Addressed.

~~4. Add Chamberlain Avenue to note E1.~~ Addressed.

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

Planner: Lisa Arnold (704) 336-5967