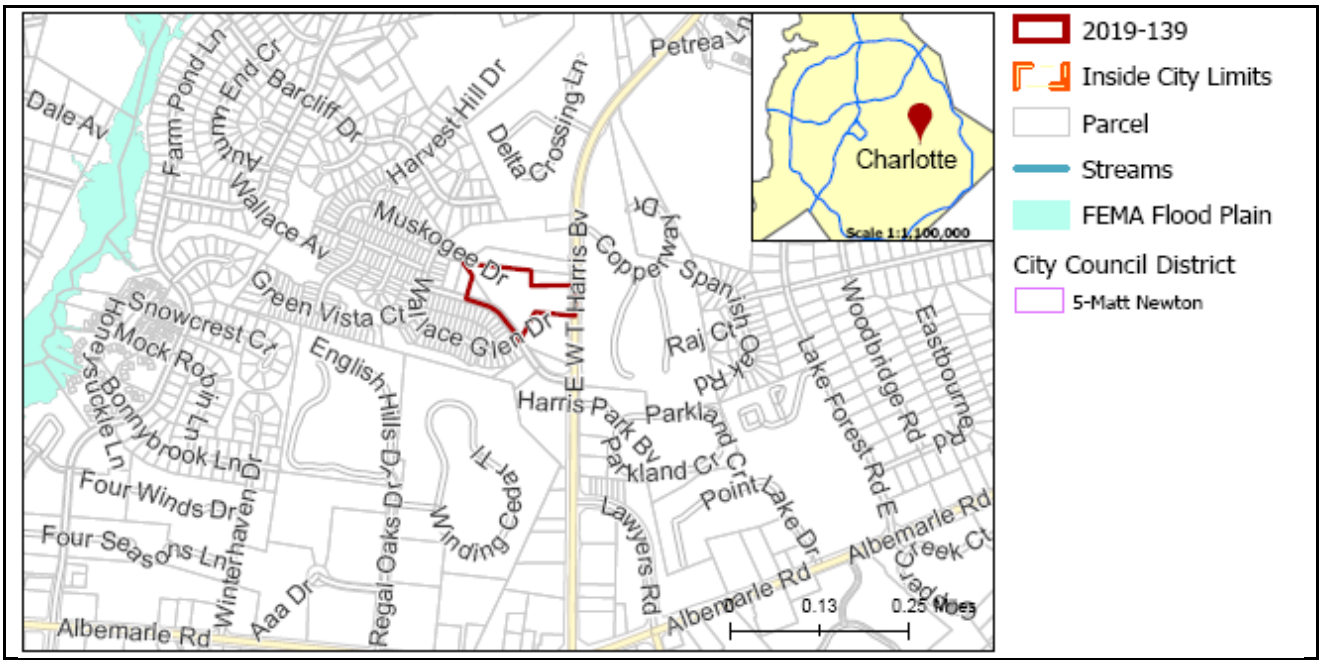
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-139
Pre-Hearing Staff Analysis
January 21, 2020

REQUEST	Current Zoning: R-12 MF (multi-family residential) & R-3 (single family residential) Proposed Zoning: R-8 (single family development)
LOCATION	Approximately 5.3225 acres located along the eastern portion of W.T. Harris Boulevard at its intersection with Wallace Avenue, north of Albemarle Road.



SUMMARY OF PETITION	The petition is to rezone two parcels to allow for all permitted and conditional uses within the R-8 zoning district.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Judson Stringfellow JDSI, Inc. Judson Stringfellow
COMMUNITY MEETING	Meeting is not required.

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **consistent** with the *Eastland Area Plan* (2003) recommendation multi-family uses up to 12 dwelling units per acre for parcel 10324103 and **inconsistent** with a small portion (parcel 10332225) of the site that recommends residential uses up to four dwelling units per acre. <u>Rationale for Recommendation</u> • The petitioner's request for a single family zoning district is more closely aligned with the context of the surrounding neighborhoods and would be developed under a similar density of constructed subdivisions along Wallace Road. • Trip generation from the request away from a multi-family zoning district is only 12 percent more than current entitlements would create.

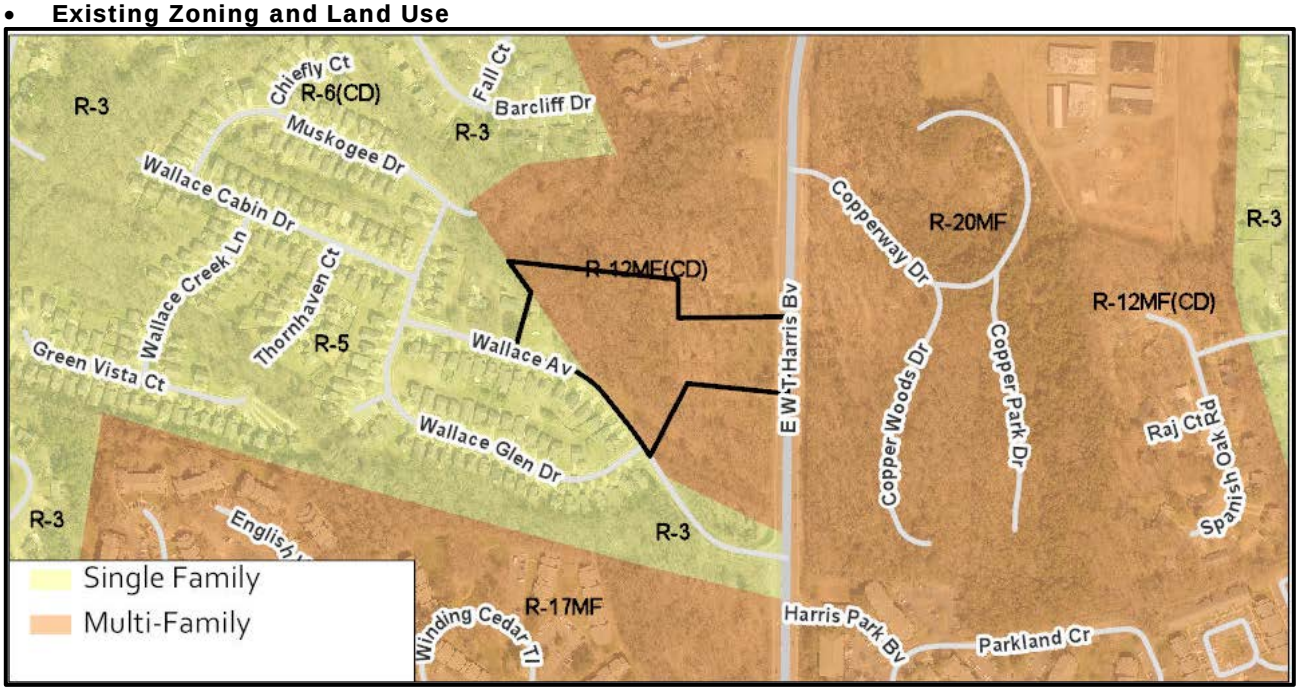
- The request to rezone accomplishes one of the Eastland Area Plan's goals of "supporting strong neighborhoods" through the by providing additional housing options while maintaining the general residential character of the surrounding area.

The approval of this petition will revise the adopted future land use as specified by the *Eastland Area Plan* for parcel 10332225, from single family residential up to four DUA to single family residential up to eight DUA.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**

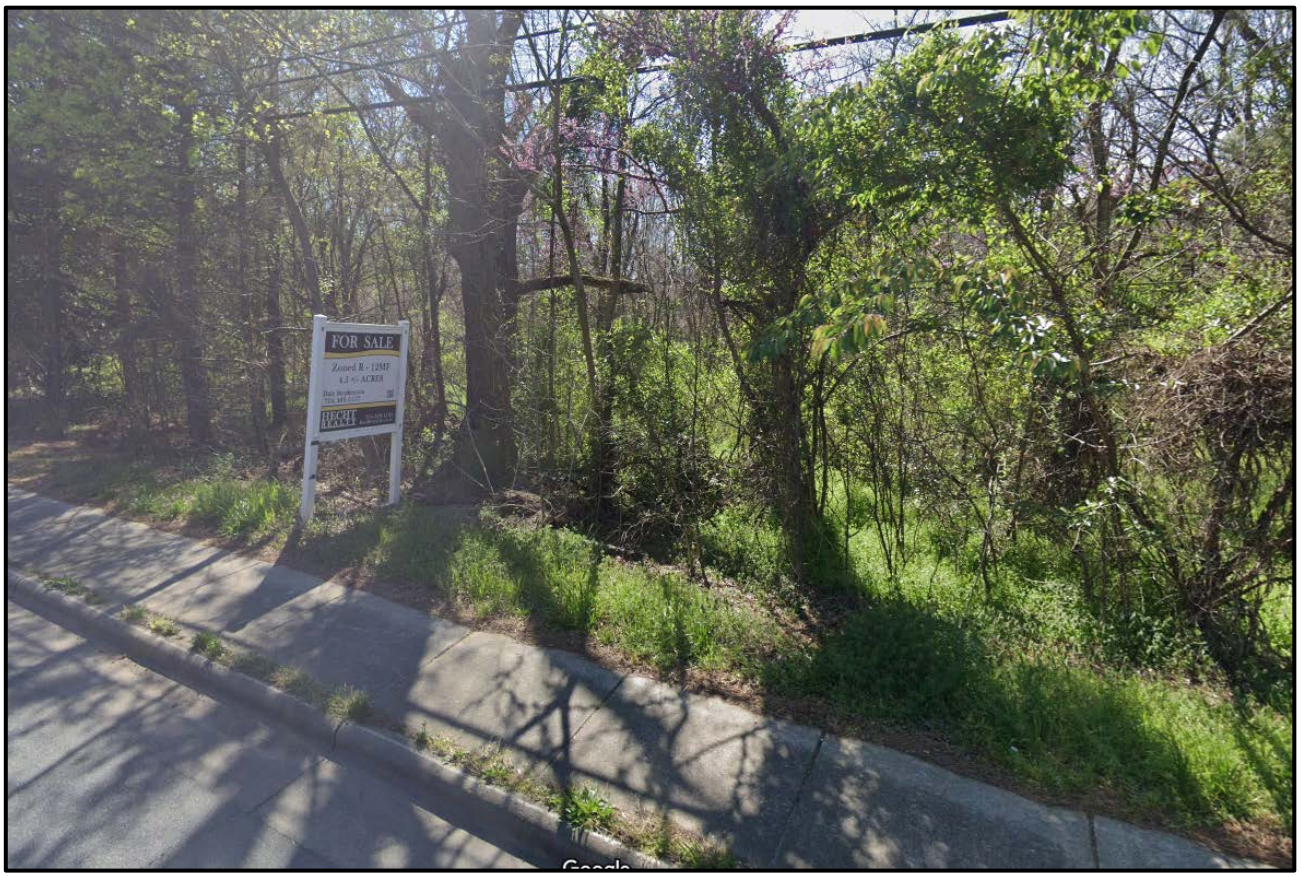


The portion of the subject property that is zoned R-12MF(CD) was rezoned from R-3 in 1999 (petition 1999-046) which entitled a larger site of 22 acres that included most of the subject property to 262 multi-family units. The area in which the subject property is located is residential in nature, with all surrounding zoning being single and multi-family in nature with varying levels of density.

General location of subject property denoted by red star.

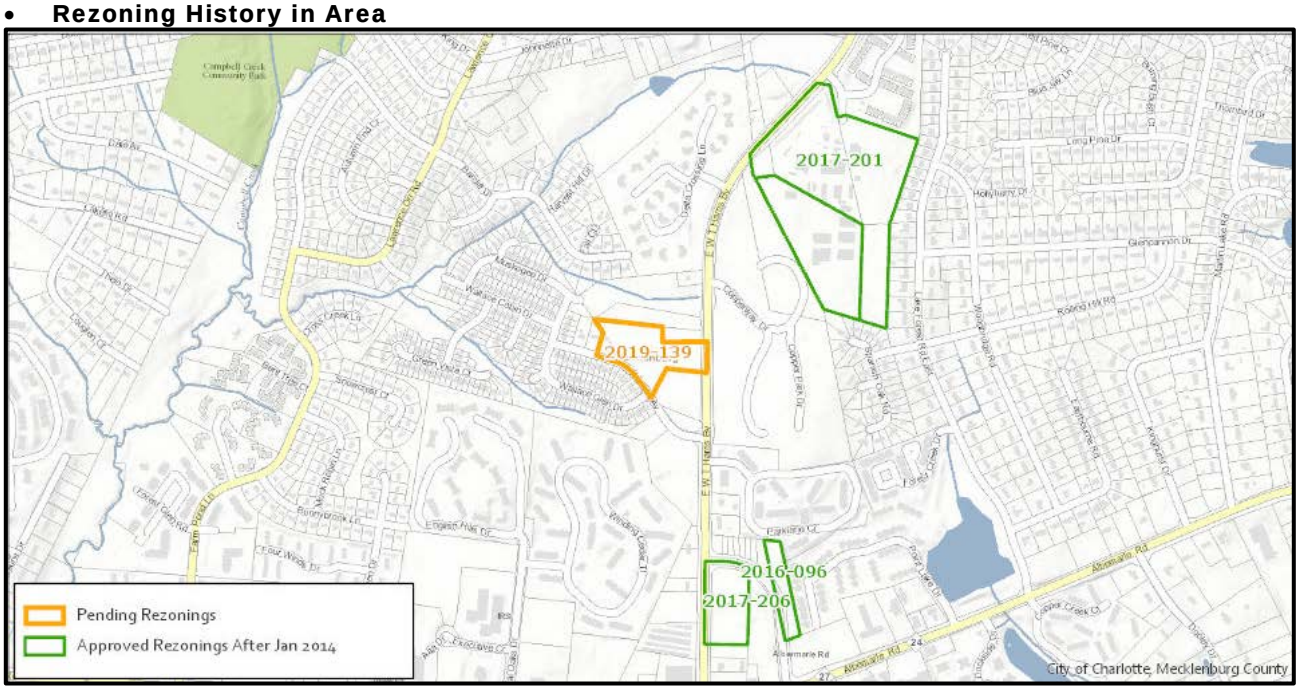
Street view as seen from Wallace Avenue looking northeast toward the subject property's frontage with the street. The subject property is a currently a wooded lot.

Representative image of surrounding neighborhood. This home is located along Wallace Ave., facing the subject property's frontage.



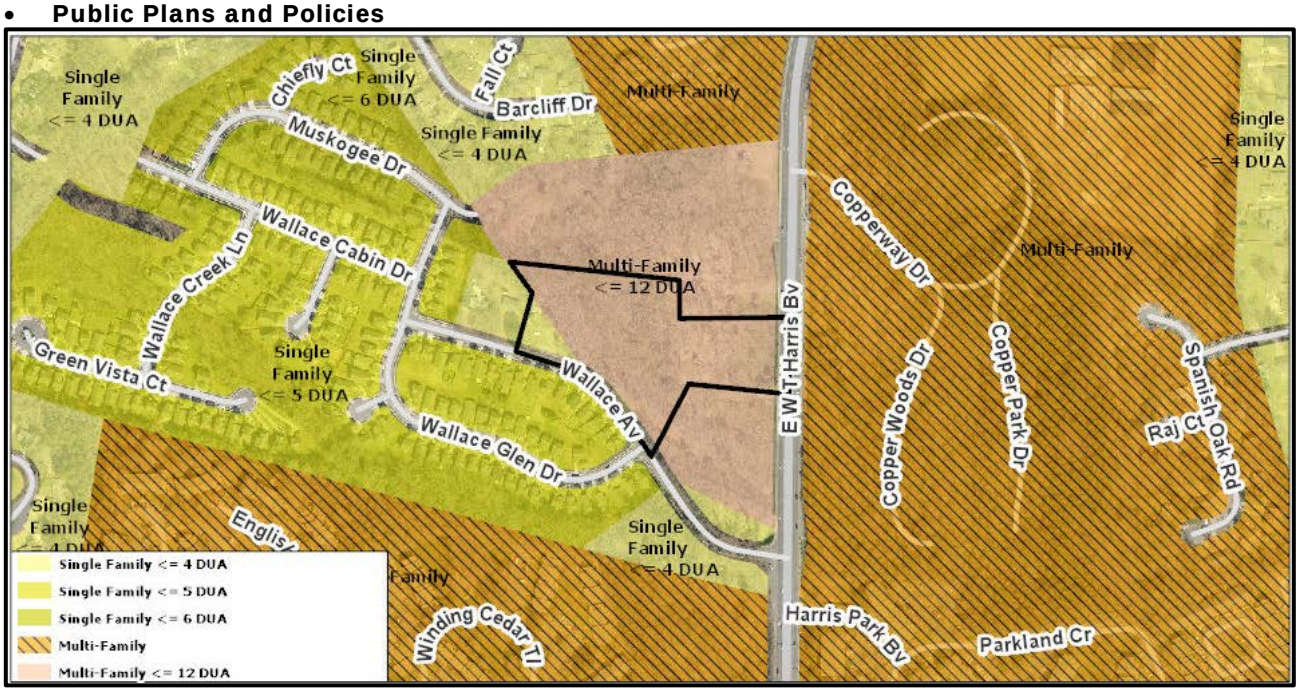
Streetview of W.T. Harris Boulevard looking west towards the subject property.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-206	Proposal to entitle car wash and fuel station with EDEE uses at a site near the intersection of W.T. Harris Boulevard and Albemarle Road.	Approved
2017-201	Proposal to redevelop site to allow up to 288 residential units at a density of 10.48 units per acre.	Approved
2016-096	Request to rezone site to O-2 (office) which allows office, residential, institutional, and civic uses.	Approved

- **Public Plans and Policies**



- The *Eastland Area Plan* (2003) recommends multi-family residential uses at up to 12 dwelling units per acre for the larger parcel 10324103 and residential uses at up to four dwelling units per acre for the smaller parcel 10331225 to the west.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on W.T. Harris Boulevard and has additional frontage on Wallace Avenue. W.T. Harris Boulevard has existing curb and gutter and back of curb sidewalk. Wallace Avenue is lacking curb, gutter, and sidewalk along the site's frontage. CDOT will work with the petitioner during permitting to upgrade the streetscape in accordance with city ordinance. No outstanding issues.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on vacant land use).
    Entitlement: 420 trips per day (based on 60 multi-family dwellings and one single family dwelling).
    Proposed Zoning: 470 trips per day (based on 42 single family homes).

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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 16 students, while the development allowed under the proposed zoning may produce 26 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 10 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Lawrence Orr Elementary from 99% to 101%
    - Albemarle Road Middle remains at 125%
    - Independence High remains at 126%.
- **Charlotte Water:** Water service is accessible for this rezoning boundary via an 8-inch water distribution main located along Wallace Ave. 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 Barcliff Drive Sewer 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. See advisory comments at www.rezoning.org.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** See advisory comments at www.rezoning.org
  - **Storm Water Services:** See advisory comments at www.rezoning.org
  - **Urban Forestry:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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

Planner: William Linville (704) 336-4090