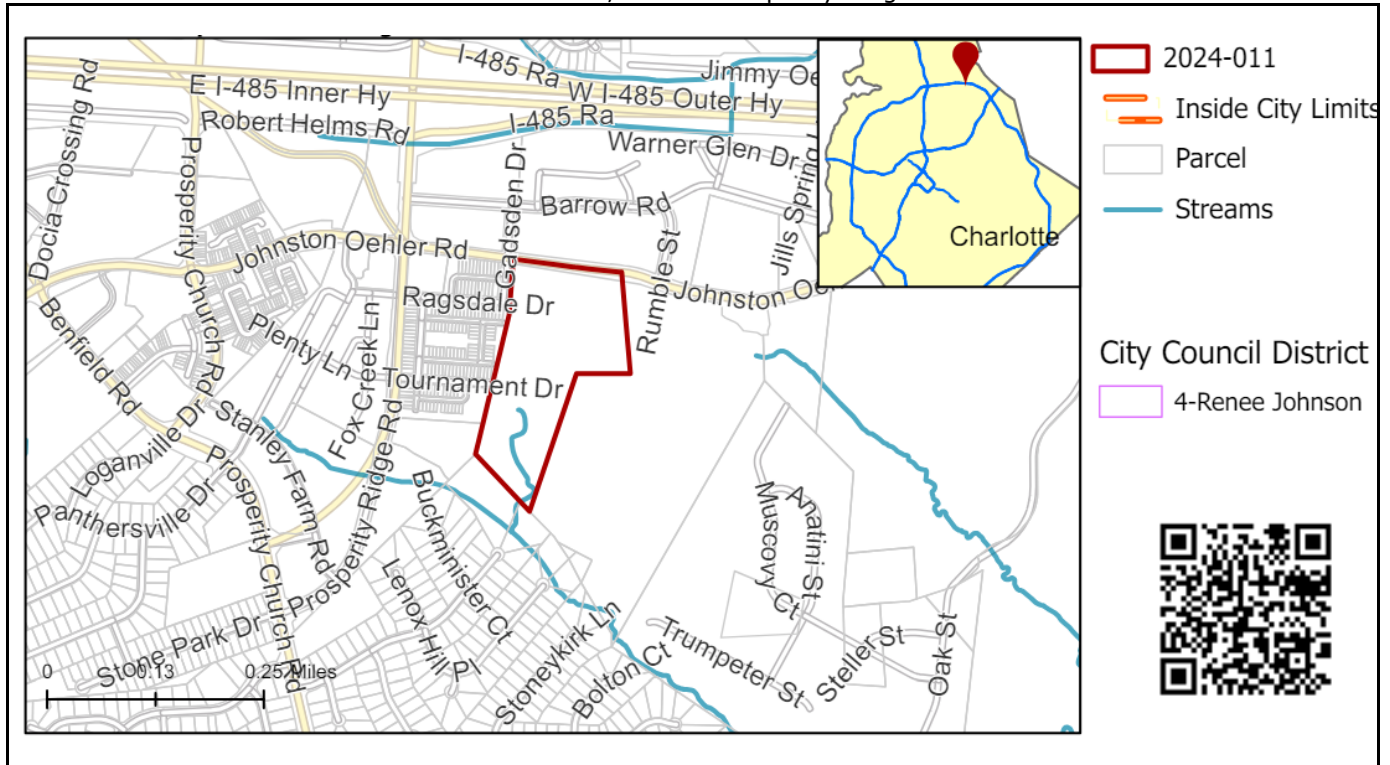


REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: N2-A (CD) (neighborhood 2-A, conditional)

LOCATION

Approximately 17.48 acres located along the south side of Johnston Oehler Road, east of Prosperity Ridge Road.



SUMMARY OF PETITION

The petition proposes a residential community of up to 114 multi-family attached dwelling units.

PROPERTY OWNER

Harvey & Roberta Johnston

PETITIONER

Eastwood Homes

AGENT/REPRESENTATIVE

Brandon Pridemore, R. Joe Harris & Associates, Inc.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 Place Type.

Rationale for Recommendation

- The subject property is within ¼ mile walkshed of a Community Activity Center and Campus Place Type.
- The subject property is located on the CATS bus route 53X.
- The site is adjacent to the Campus Place Type to the east and the Community Activity Center Place Type to the west. The proposed zone and place type provides an appropriate transition to the abutting uses.

- Access to housing is the highest priority need in this area according to the EGF Community Reports. The petition seeks to address the housing need with an allowance for up to 114 new residential units.
- The site continues a similar development pattern with the adjacent community to the west and provides street connectivity through Ragsdale Drive and Tournament Drive.
- Provides pedestrian and bicycle accommodations along the frontage of Johnston Oehler Road.
- The site is located just west of Mallard Creek High and Corvian schools.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

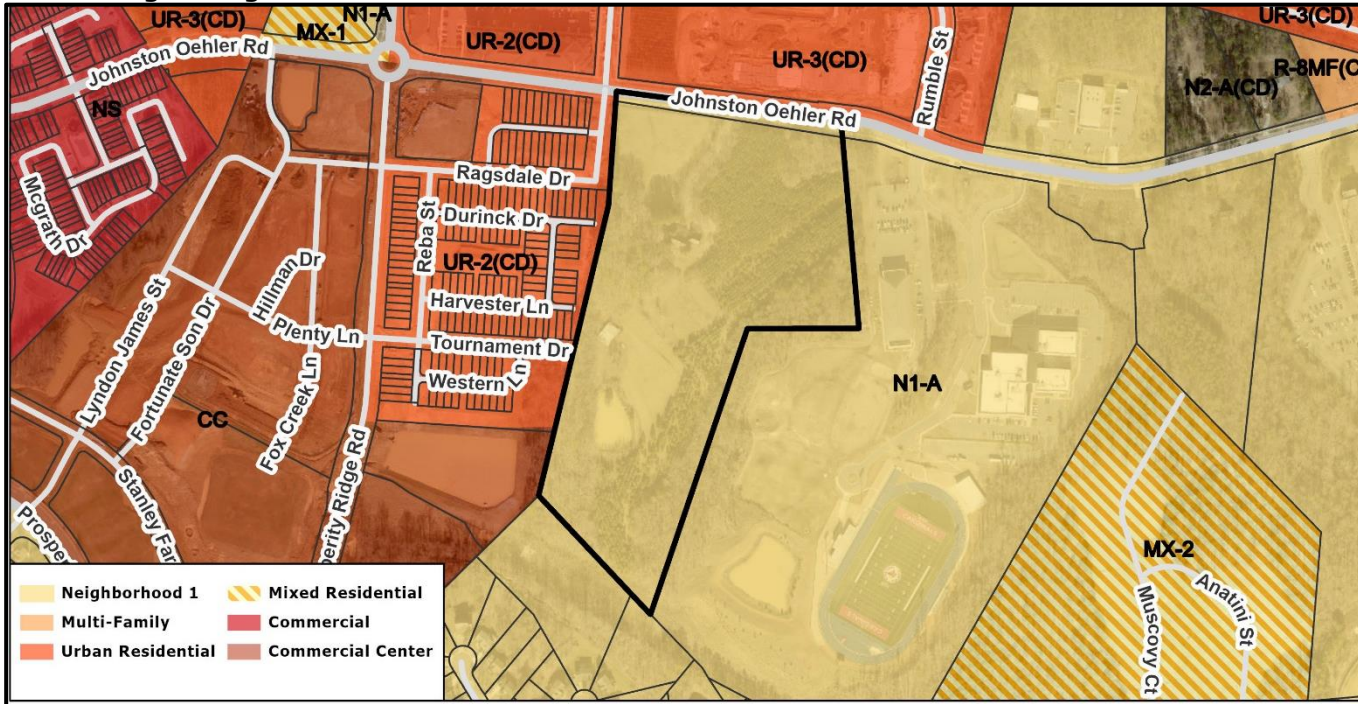
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 114 multi-family attached dwelling units.
- Provides an 8-foot-wide planting strip and an 8-foot-wide sidewalk along the site's frontage.
- Improves Johnston Oehler Road along site boundary to a 2+ avenue roadway with bike lane and 2.5 foot standard curb and gutter.
- Provides primary access via Johnston Oehler Road with a right-in/right-out intersection.
- Expands the street network connectivity to the adjacent development with connections to Ragsdale Drive and Tournament Drive.
- Provides an 8-foot-wide sidewalk along internal public streets.
- Limits building lengths to 150-feet.
- Provides architectural standards.
- Provides a children's playground with seating adjacent to Ragsdale Drive.
- Commits to a seating area with landscaping along Johnston-Oehler Road.

• Existing Zoning



The property is currently zoned N 1-A. The surrounding land uses include multi-family apartments, townhomes, single family, two schools, and parks.



The subject property is denoted with a red star.



The property to the north across Johnston Oehler Road is developed with multi-family apartments.



The property to the west along Johnston Oehler Road has been rezoned to allow a multi-use development including multi-family attached dwellings.

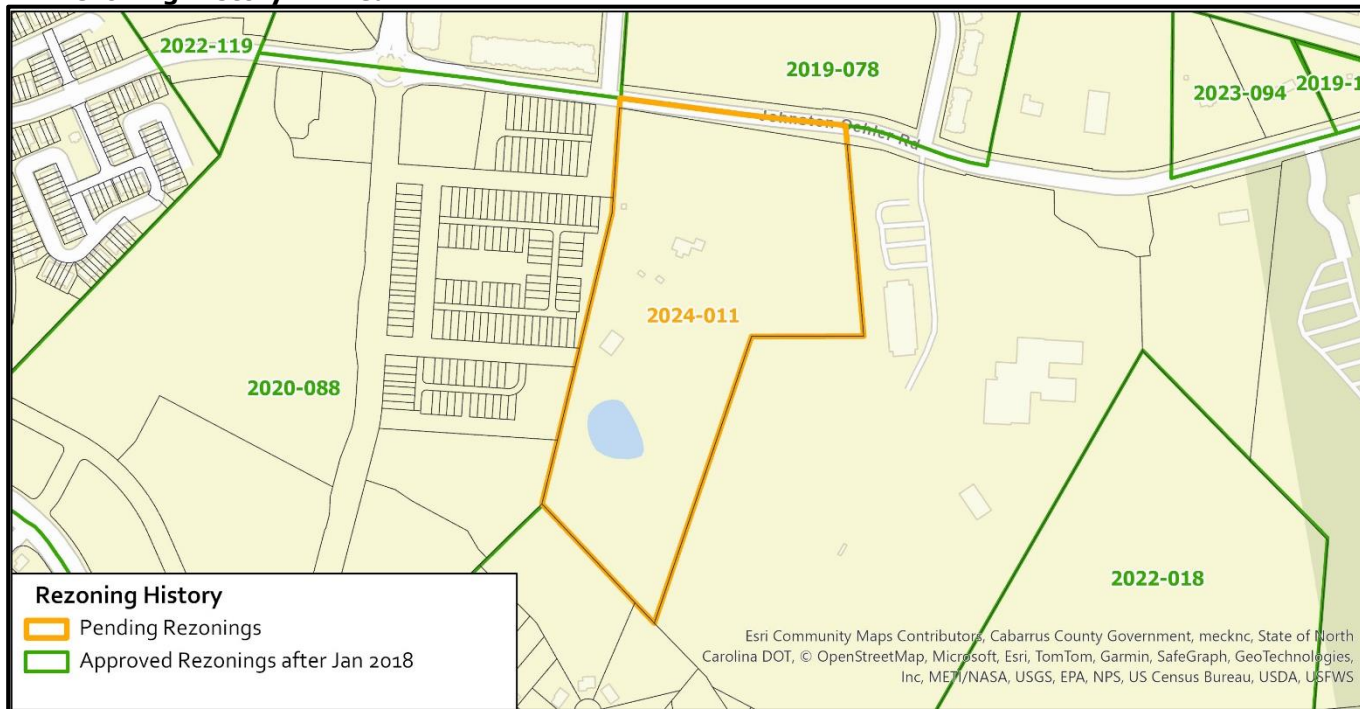


The property to the east along Johnston Oehler Road is Corvian Community School.



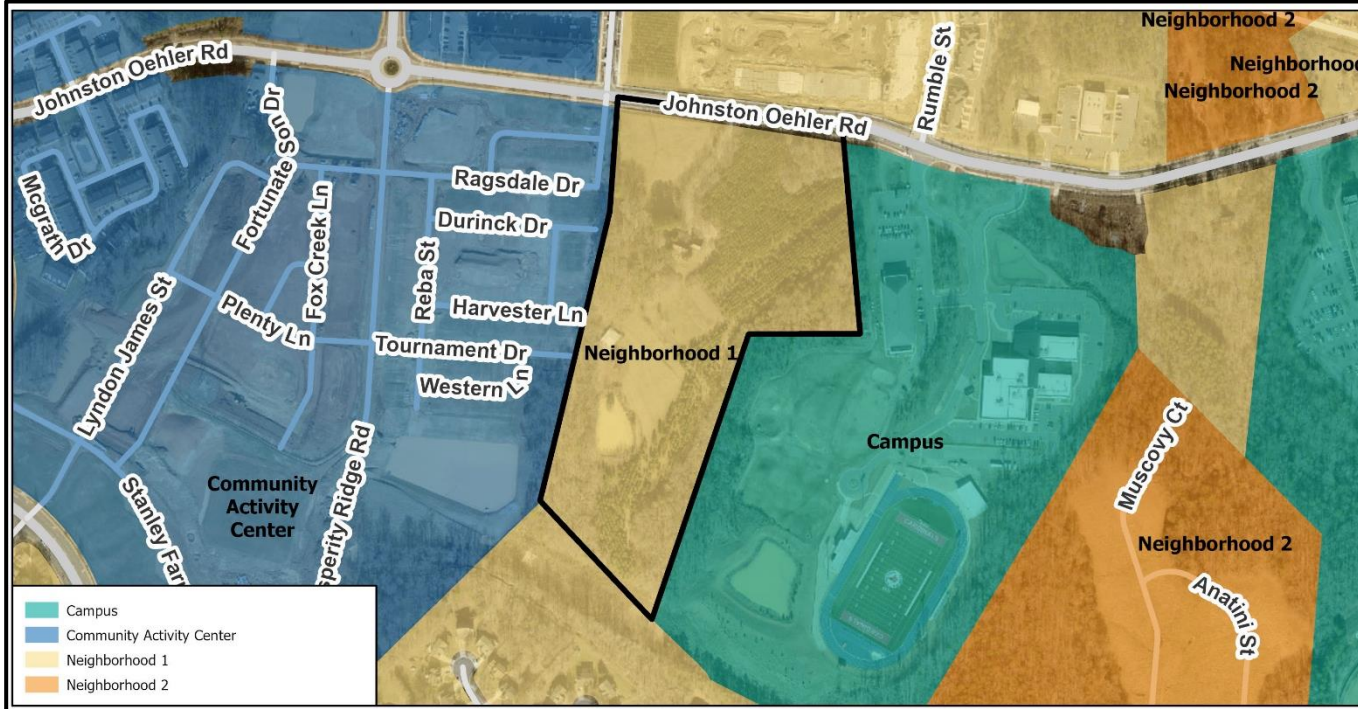
The property to the south along Baskerville Avenue is developed with single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-078	Rezoned 41.9 acres from R-3 to UR-3(CD) to allow up to 440 total multi-family units, including a minimum of 120 senior housing units, and a childcare center.	Approved
2019-164	Rezoned 1.1 acres from R-3 to R08MF(CD) to allow up to 8 attached dwelling units.	Approved
2020-088	Rezoned 58.04 acres from MX-1 and R-3 to CC and UR-2(CD) to allow a multi-use development that includes up to 300 multi-family dwelling units and 132 attached dwelling units (townhomes), and a maximum 145,000 square feet of commercial and retail uses.	Approved
2022-018	Rezoned 72.2 acres from R-3 to MX-2 to allow up to 268 attached dwelling units (townhomes).	Approved
2022-119	Rezoned 9.2 acres from N1-A to UR-3(CD) to allow up to 285 multi-family dwelling units.	Approved
2023-094	Rezoned 3.52 acres from N-1A to N2-A(CD) to allow up to 45 multi-family attached dwelling units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends a Neighborhood 1 Place Type for this site.

• **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained, 2+ Avenue Johnston Oehler Road. Based on the 826 daily trips, the petitioner is providing fee-in lieu of a 12-foot shared used path. All outstanding CDOT issues have been resolved.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- See Outstanding Issues, Note 1 [Addressed](#)

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 15 trips per day (based on 1 single family dwelling unit).

Entitlement: 553 trips per day (based on 52 single family dwelling units).

Proposed Zoning: 818 trips per day (based on 114 attached dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 20 students to the schools in this area.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Croft Community Elementary from 72% to 79%.
 - Ridge Road Middle remains at 103%.
 - Mallard Creek High remains at 113%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water main along Johnston Oehler Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Johnston Oehler Road. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** 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.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

- ~~1. Add Comprehensive Transportation Review (CTR) table with offsite commitments to the site plan.~~
Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225