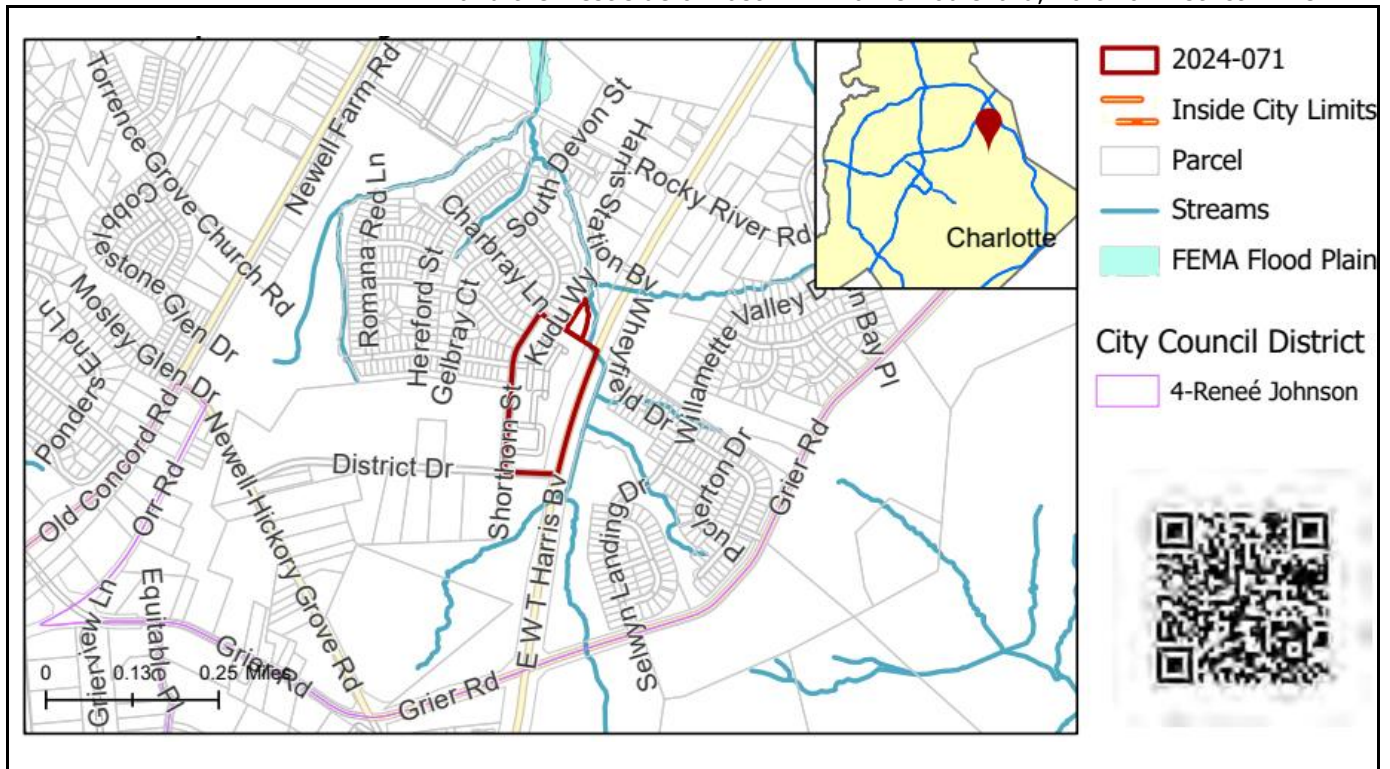


REQUEST

Current Zoning: R-12MF(CD) (multi-family residential, conditional) and NS (neighborhood services)
Proposed Zoning: R-12MF(CD) SPA (multi-family residential, conditional, site plan amendment) and NS SPA (neighborhood services, site plan amendment)

LOCATION

Approximately 10.25 acres located along the east side of Shorthorn Street and the west side of East W.T. Harris Boulevard, north of District Drive.



SUMMARY OF PETITION

The site plan amendment proposes to add 16 multi-family attached units for a total of 111 multi-family attached units and increase the acreage by 0.91 acres for tree save and open space requirements.

PROPERTY OWNER

TDC Back Creek, LLC

PETITIONER

The Drakeford Company

AGENT/REPRESENTATIVE

Anthony Fox, Parker Poe Adams & Bernstein, LLP

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 14

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

Most of the petition (parcel 1051221) is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1. The NS (neighborhood services, parcel 10501229) portion is **consistent** with the *2040 Policy Map* recommendation for Neighborhood Center.

Rationale for Recommendation

- The petition has the following preferred adjacencies Neighborhood 1, Parks and Preserves, and Neighborhood Center.

- Access to housing opportunity is the highest priority need in this area according to the EGF Community Reports. Subject Property IS within Access to Housing Opportunity Gap.
- The petition is within 1/2 mile walkshed of major trail access point.
- The petition is ¼ or 1/2 mile of Activity Centers.
- Petition proposes to increase the number of middle density housing options in transition areas between low intensity neighborhoods and higher intensity Place Types.
- 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 and Neighborhood Center Place Type to Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

• **Background**

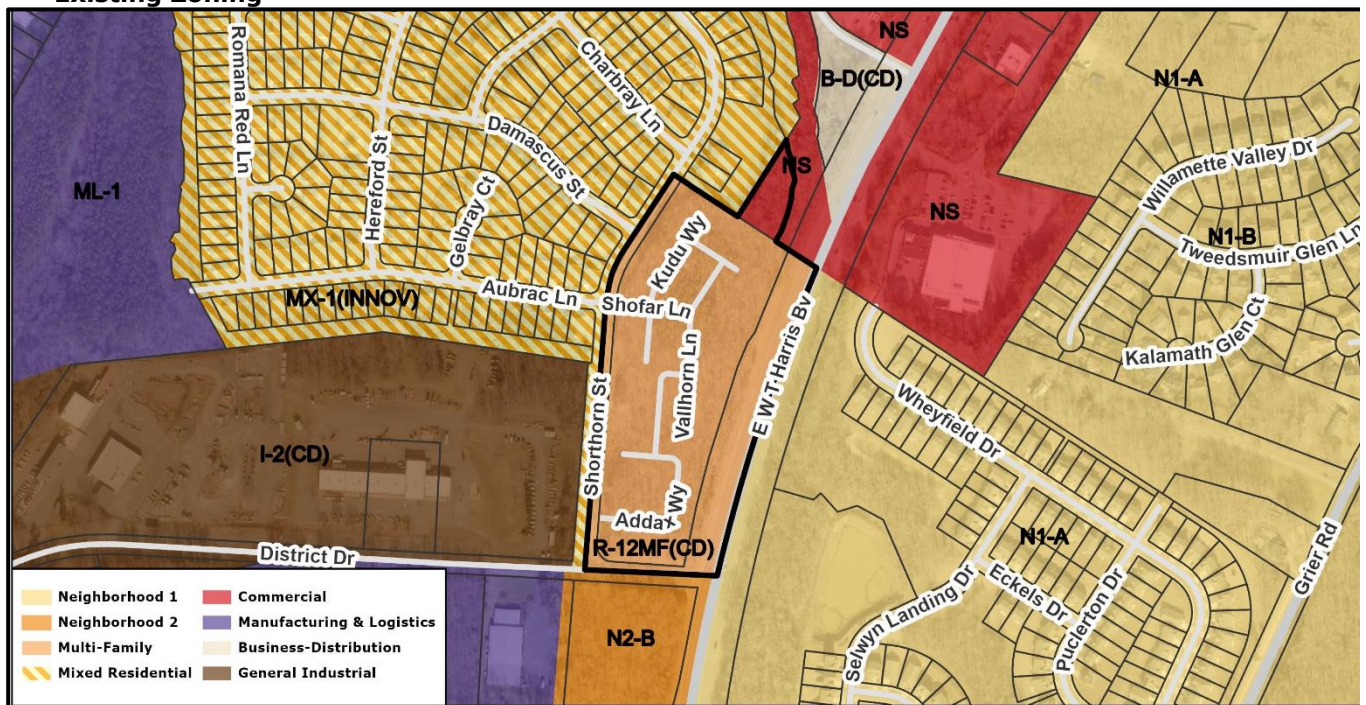
- 9.34 acres of the site was rezoned (2021-239) from O-1(CD) to R-12MF(CD) to allow up to 95 multi-family attached units.
- The rezoning site was part of 78.4 acres rezoned from R-3 to MX-1 INNOV and O-1(CD) via petition 2005-024 to allow 248 residential units and 99,000 square feet of office uses.
- Petition 2020-118 proposed to rezone the site from O-1(CD) to R-12MF; however, that request was withdrawn.

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Adds 16 multi-family attached units for a total of 111 multi-family attached units.
- Adds 0.91 forested acres to be used for tree save and open space requirements.
- Retains all other zoning commitments from rezoning petition 2021-239.

• **Existing Zoning**



- The site is zoned R-12MF(CD) and NS. The surrounding zoning districts include N1-A, NS, N2-B, I-2(CD), and MX-1(INNOV).



The subject property is located along the east side of Shorthorn Street and the west side of East W.T. Harris Boulevard, north of District Drive. It is denoted with a red star.



The property to the south along District Drive is vacant.



The property to the west along District Drive is the NCDOT equipment shop.

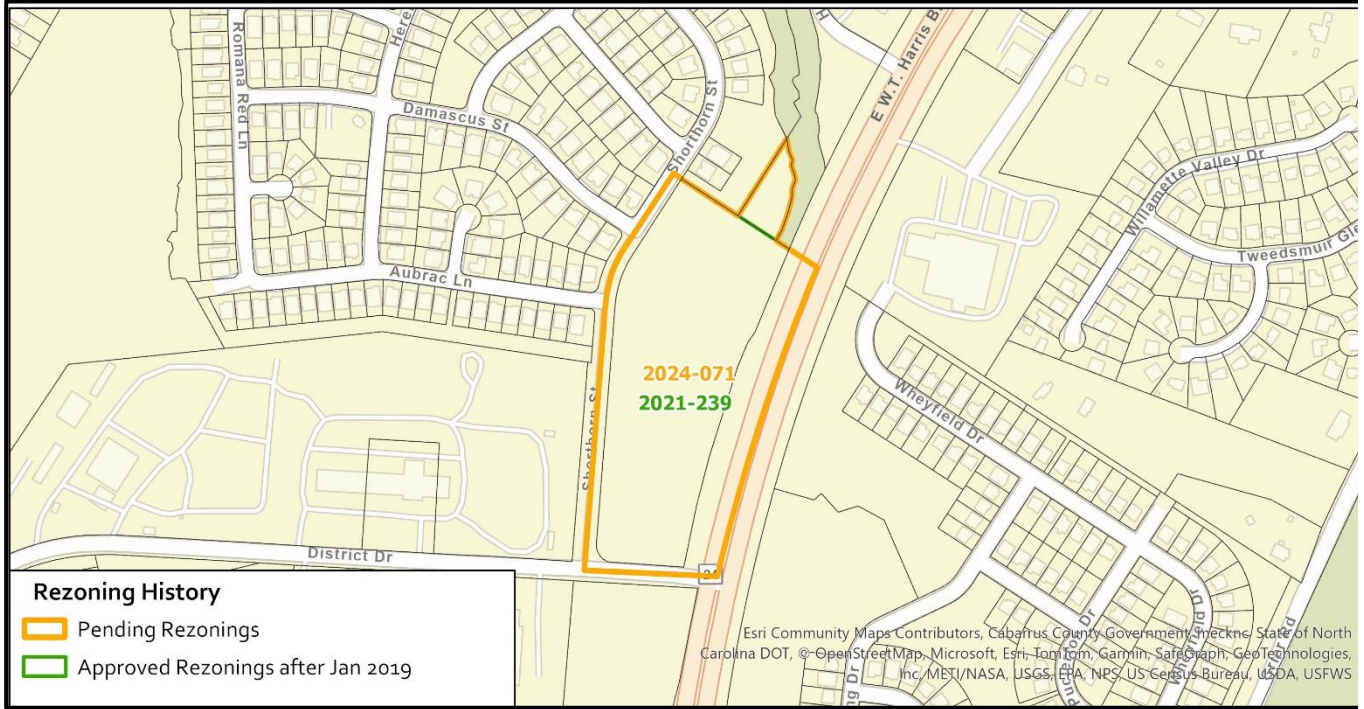


The property to the north and west along Damascus Street is a single family neighborhood.



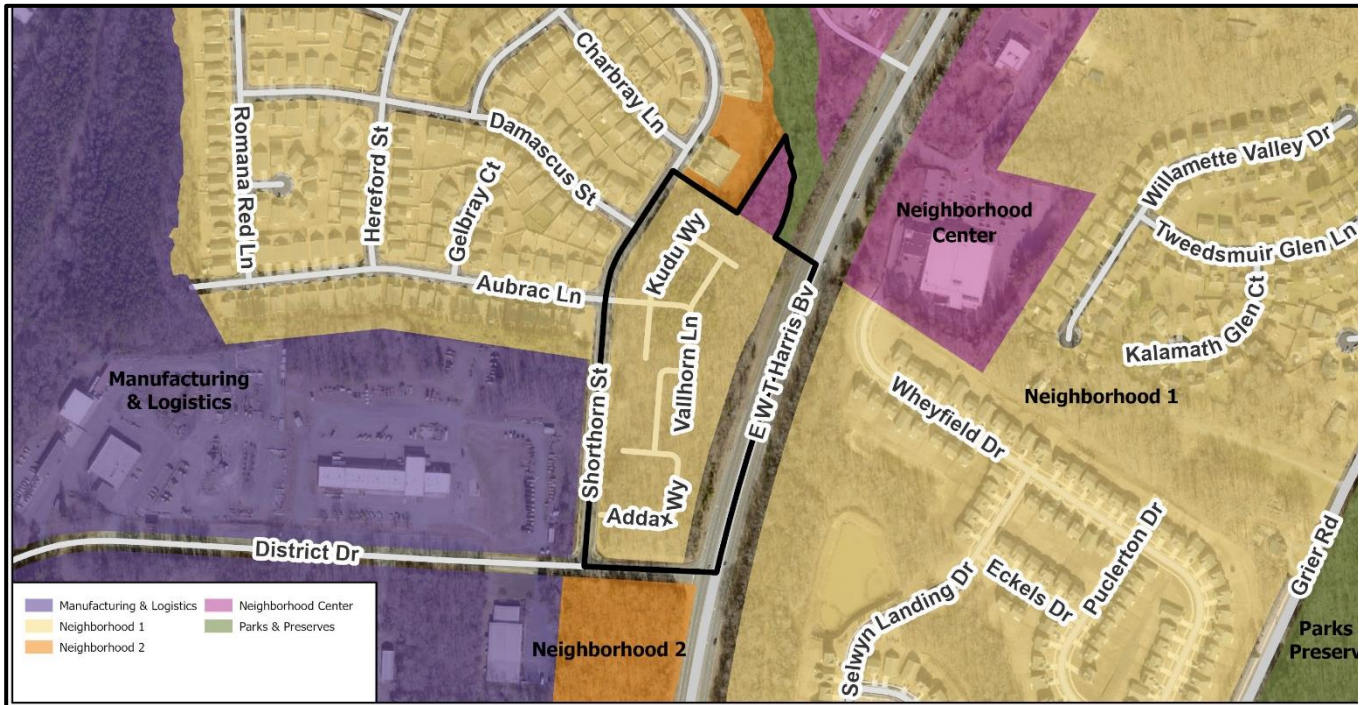
The property to the east across East WT Harris Boulevard is a Food Lion shopping center and single family homes.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-239	Rezoned 9.34 acres from O-1(CD) to R-12MF(CD) to allow up to 95 multi-family attached units.	Approved

Public Plans and Policies



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

TRANSPORTATION SUMMARY

- The site is located adjacent to E WT Harris Blvd, a State-maintained major thoroughfare, District Drive, a State-maintained local street, and Shorthorn Street, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Due to the minor nature of

this rezoning CDOT will coordinate with the petitioner during permitting to ensure the site meets all ordinance requirements. All outstanding CDOT issues have been addressed.

- **Active Projects:** No projects near the site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 1,173 trips per day (based on 95 single family attached dwelling units and 6,410 square-feet of retail).

Proposed Zoning: 795 trips per day (based on 111 single family 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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** This development may add 17 students to the schools in this area.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - J W Grier Elementary remains at 101%.
 - Martin Luther King, Jr. Middle remains at 100%.
 - Julius L Chambers High remains at 137%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Shorthorn Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Shorthorn Street. 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:** No outstanding issues.
- **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.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225