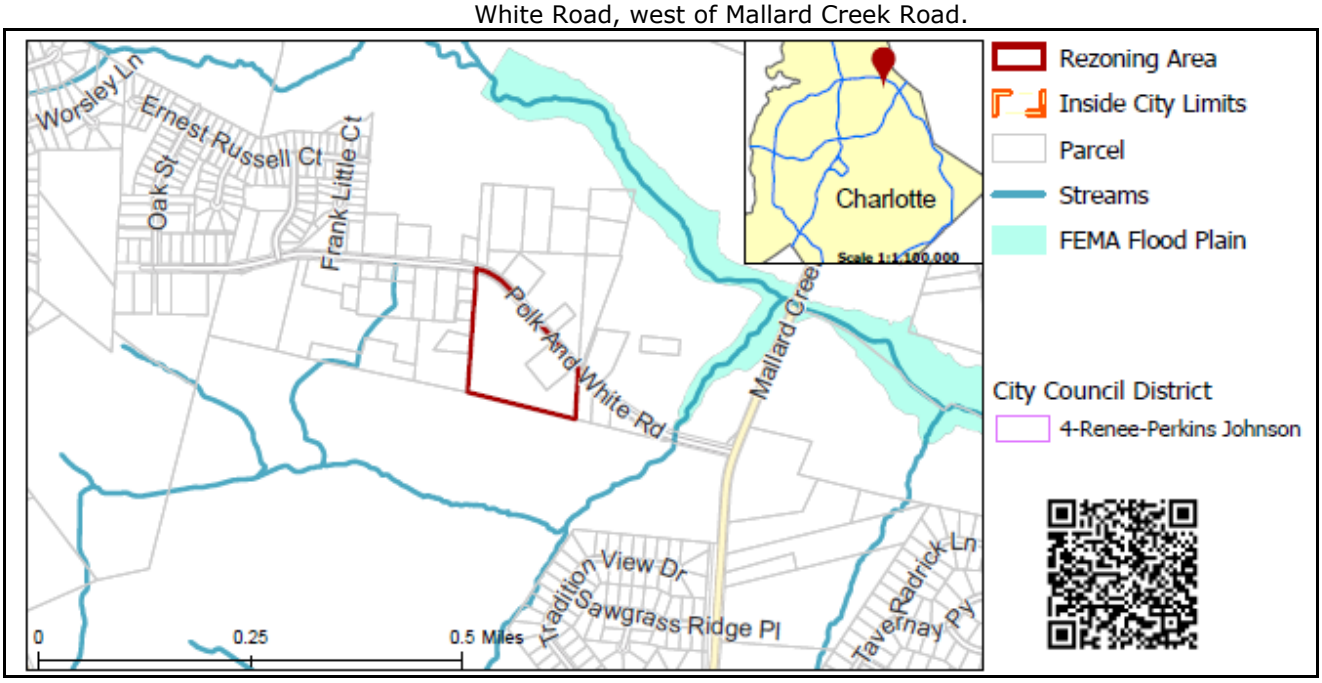
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2019-157
Final Staff Analysis
March 16, 2020

REQUEST	Current Zoning: R-4 (single-family residential) Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)
LOCATION	Approximately 8.5 acres located on the south side of Polk and White Road, west of Mallard Creek Road.



SUMMARY OF PETITION	The petition proposes to allow up to 68 dwelling units comprised of a combination of single-family detached dwelling units and single-family attached dwelling units on a parcel that is developed with one single-family home.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	ABP Development, LLC ABP Development, LLC John Carmichael, Robinson Bradshaw
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **inconsistent** with the *Prosperity Hucks Area Plan* (2015) recommendation for single family uses up to four dwelling units per acre. <u>Rationale for Recommendation</u> • At 8 dwelling units per acre, the proposed development in this petition is denser than what the adopted area plan recommends. However, the adopted plan suggests that small clusters of slightly higher density residential are appropriate at strategic locations, such as along the edge of open space. Because this site abuts the *Tradition Golf Club,* an area designated as open space, this extra open space can serve as a natural buffer between this site and the surrounding slightly lower-density sites.

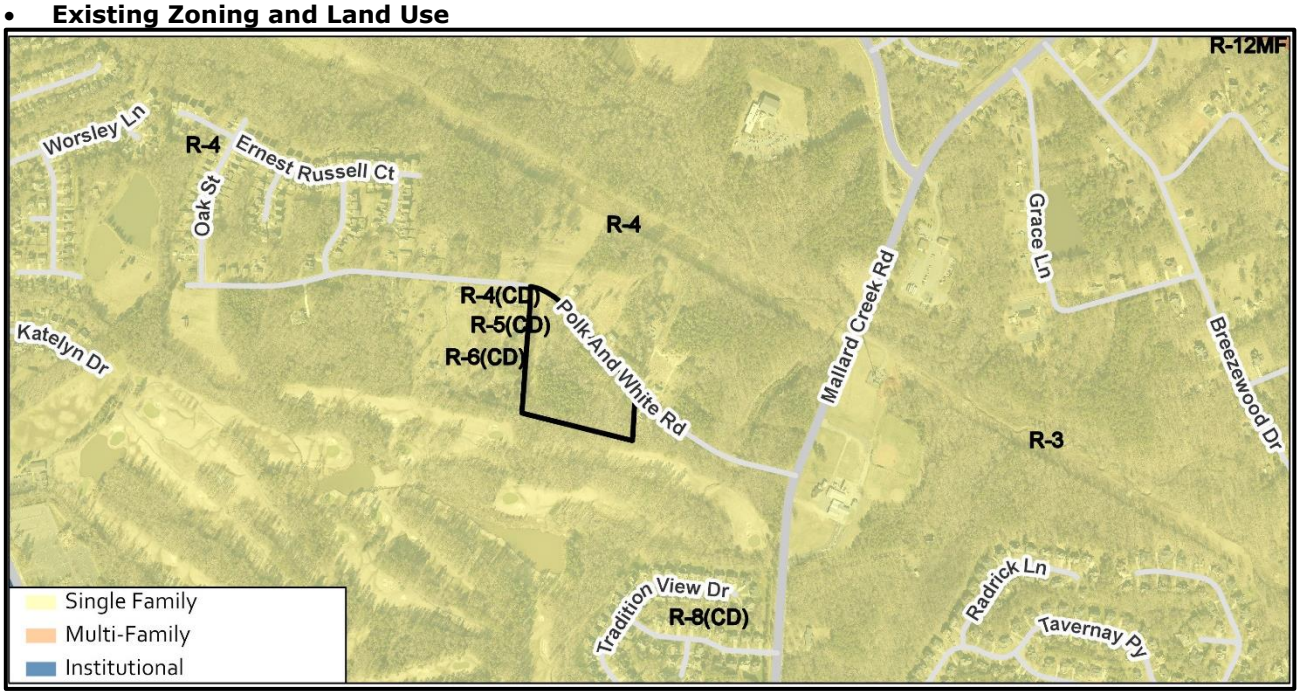
- This petition is consistent with the area plan's recommendation by providing a mixture of thoughtfully arranged housing types, consisting of single-family detached homes, and single-family attached homes.
- The petition proposes two access points onto the site, increasing street connectivity and ample site access, both of which are priorities of the area plan.
- The petition commits to enhancing the pedestrian environment, proposing an eight-foot wide planting strip and a minimum six-foot sidewalk shall be installed along the Site's public street frontages, including the Site's frontage along Polk and White Road.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan (2015)* from single family uses up to four dwelling units per acre to residential uses up to eight dwelling units per acre for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows up to 68 dwelling units comprised of a combination of single-family detached dwelling units and/or single-family attached dwelling units at 8 dwelling units per acre.
  - Limits development to single-family dwelling units.
  - Limits building height to 48-feet.
  - Commits to dedicate and convey in fee simple to the City all relevant rights-of-way.
  - Commits to the following exterior building materials: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding. Vinyl may be used on windows, doors, garage doors, soffits, trim, and railings.
  - Caps maximum height of freestanding lighting fixtures at 21-feet, excluding street lights.
  - Provides a minimum eight-foot wide planting strip and a minimum six-foot wide sidewalk along the site's public street frontages.

- **Existing Zoning and Land Use**



The subject property is zoned R-4. The surrounding land use is single-family residential and a golf course.

The subject property (denote by red star) is developed with a single-family home.

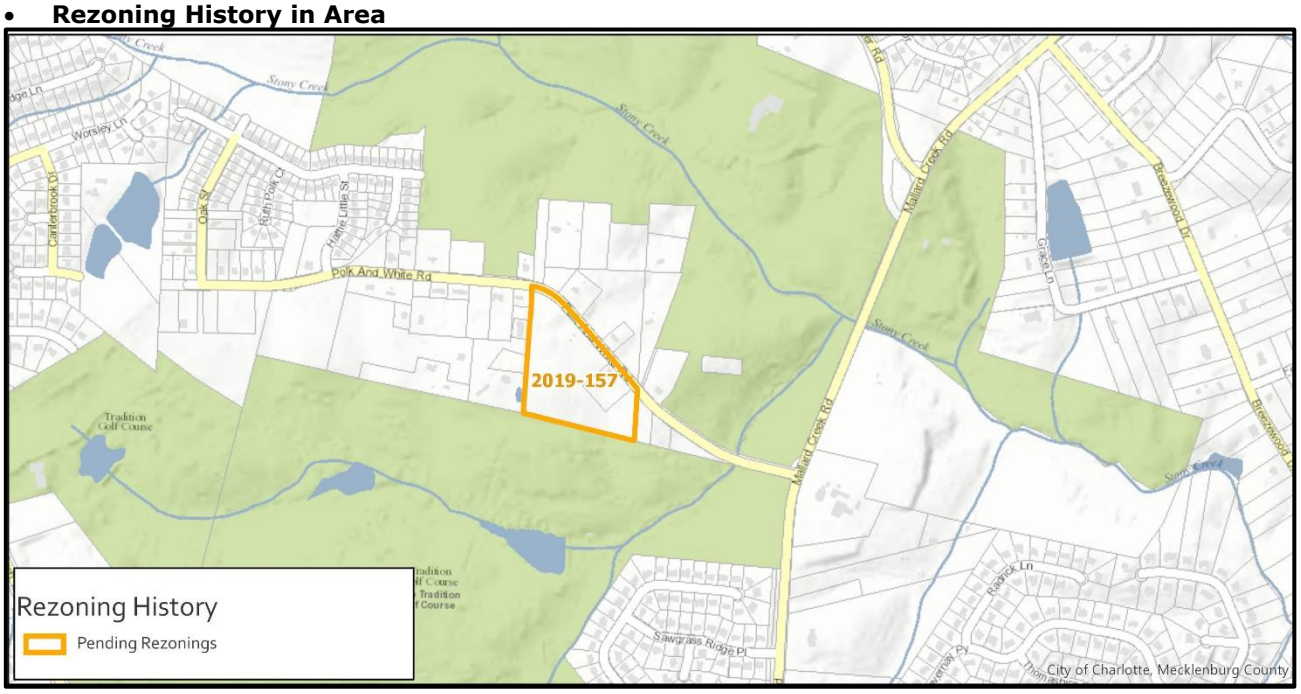
The properties to the north are developed with large lot single-family residential.

The property to the south is developed with a golf course.

The property to the west along Polk and White Road is developed with single-family residential.

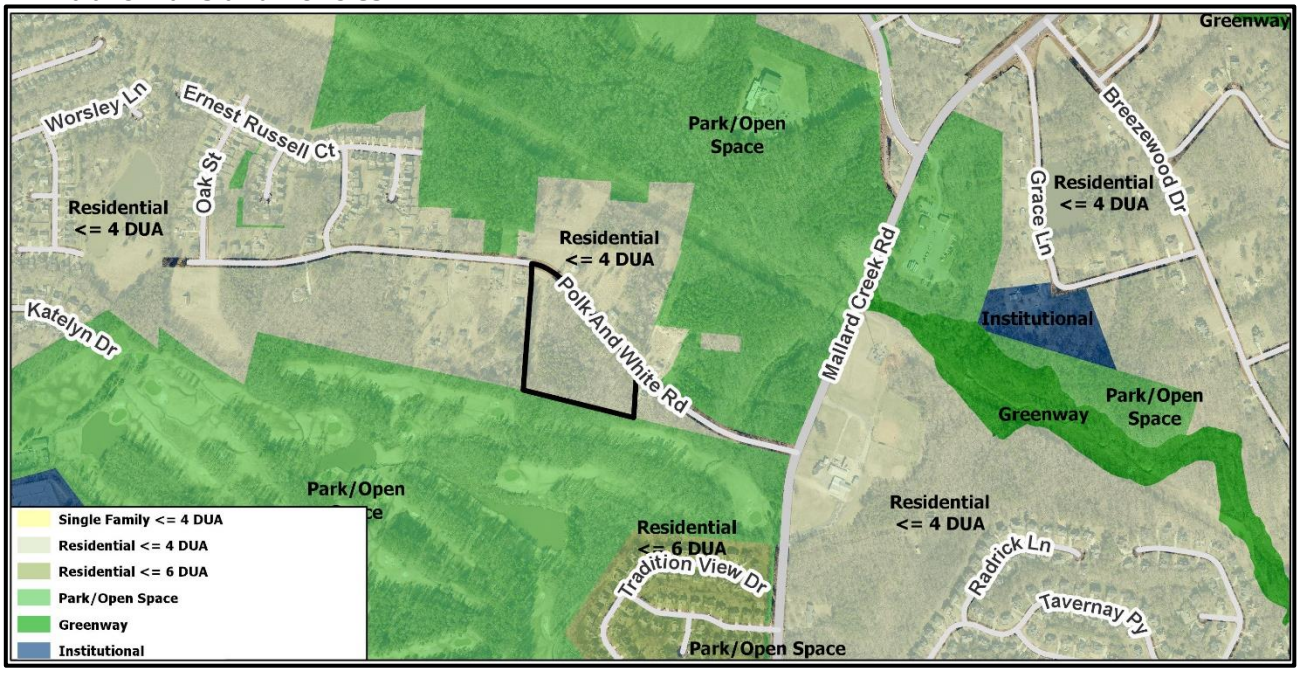
The property to the east along Polk and White Road is undeveloped.

- **Rezoning History in Area**



There have been no recent rezonings in the area.

- **Public Plans and Policies**



- The *Prosperity Hucks Area Plan (2015)* recommends single family uses up to four dwelling units per acre.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a minor collector road. The petitioner is committing to upgrading the sidewalk and planting strip along the public street frontages. CDOT is requesting that the petitioner commit to Curb and gutter to meet the chapter 20 ordinance. CDOT is also requesting the petitioner to upgrade the lights along Polk and White Road.
- **ACTIVE PROJECTS NEAR THE SITE:**
  - There no active projects in the general area of this site.
- **TRANSPORTATION CONSIDERATIONS**
  - See Outstanding Issues, ~~Notes 1-3; requested technical revisions notes 5,6~~ Addressed

- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: 10 trips per day (based on 1 single-family dwelling).
  Entitlement: 390 trips per day (based on 34 single-family dwellings).
  Proposed Zoning: 730 trips per day (based on 68 single-family dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 18 students, while the development allowed under the proposed zoning may produce 35 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 17 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Parkside Elementary from 54% to 57%
    - Ridge Road Middle from 118% to 119%
    - Mallard Creek High at 121%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Polk and White Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Polk and White Road. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** ~~See Outstanding Issues, Note 4~~ Addressed
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

~~1. The petitioner should update the site plan and conditional notes to show back of curb and gutter 17.5 feet from centerline along Polk and White Road.~~ Addressed

~~2. The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road.~~ Addressed

3. ~~The petitioner should revise the site plan and conditional note(s) to commit to updating the street lights along Polk And White Road to be LED and install street lights internal to the site~~. Addressed

Environment

~~4. Site is in a wedge and will be required to provide 15% tree save area based on gross acreage. 15% of 8.5 acres = 1.27 acres tree save area. Show tree save area and calculations on site map. Tree save area must be 30' feet minimum width. Must contain existing healthy trees.~~ Addressed

REQUESTED TECHNICAL REVISIONS

Transportation

~~5. The petitioner should update note C.4 to only state "All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy".~~ Addressed

~~6. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests right-of-way set at 2-feet behind back of sidewalk where feasible.~~ Addressed

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

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