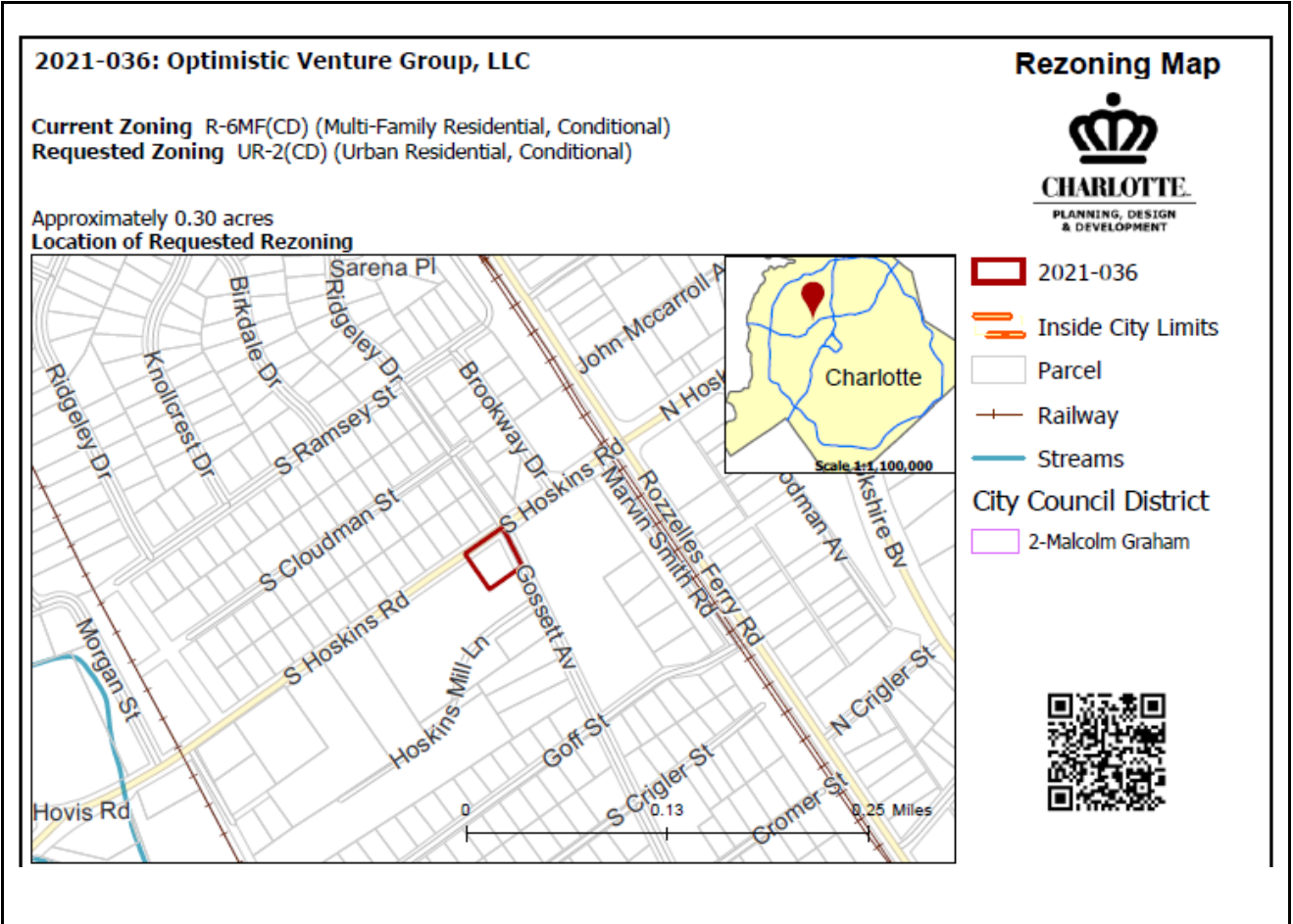


**REQUEST**

Current Zoning: R-6MF(CD) (multi-family residential, conditional)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.30 acres located on the south side of Hoskins Road and west side of Gossett Avenue.



**SUMMARY OF PETITION**

The petition proposes to adaptively reuse the existing building onsite with six multi-family dwelling units at a density of 20 units per acre. The site was originally an accessory building to Hoskins Mill.

**PROPERTY OWNER**

Optimistic Venture Group, LLC

**PETITIONER**

Optimistic Venture Group, LLC

**AGENT/REPRESENTATIVE**

Colin Jenest

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of technical revisions related to site and building design.

Plan Consistency

The petition is **consistent** with the multi-family land use recommendation for this site, as per the *Thomasboro/Hoskins Area Plan* (adopted 2002), but **inconsistent** with the recommended 12

dwelling units per acre. The petition is **inconsistent** with *General Development Policies (GDP)* recommendation for density over 17 dwelling units per acre for the site.

Rationale for Recommendation

- While the petition exceeds the recommended 12 dwelling units per acre for this site, it proposes to adaptively reuse an existing historic building built in 1905.
- The proposed rezoning is adjacent to the historic Hoskins Mills property, which was previously repurposed for residential uses.
- The proposed residential use is compatible with existing uses in the area.
- As part of the redevelopment of the property, the petitioner has committed to improving the back of curb Hoskins Rd sidewalk by constructing a 6’ sidewalk behind a 22’ planting strip while preserving many of the mature trees onsite.

The approval of this petition will revise the adopted future land use as specified by the *Thomasboro/Hoskins Area Plan*, from multi-family residential up to 12 DUA to multi-family residential up to 22 DUA for the site.

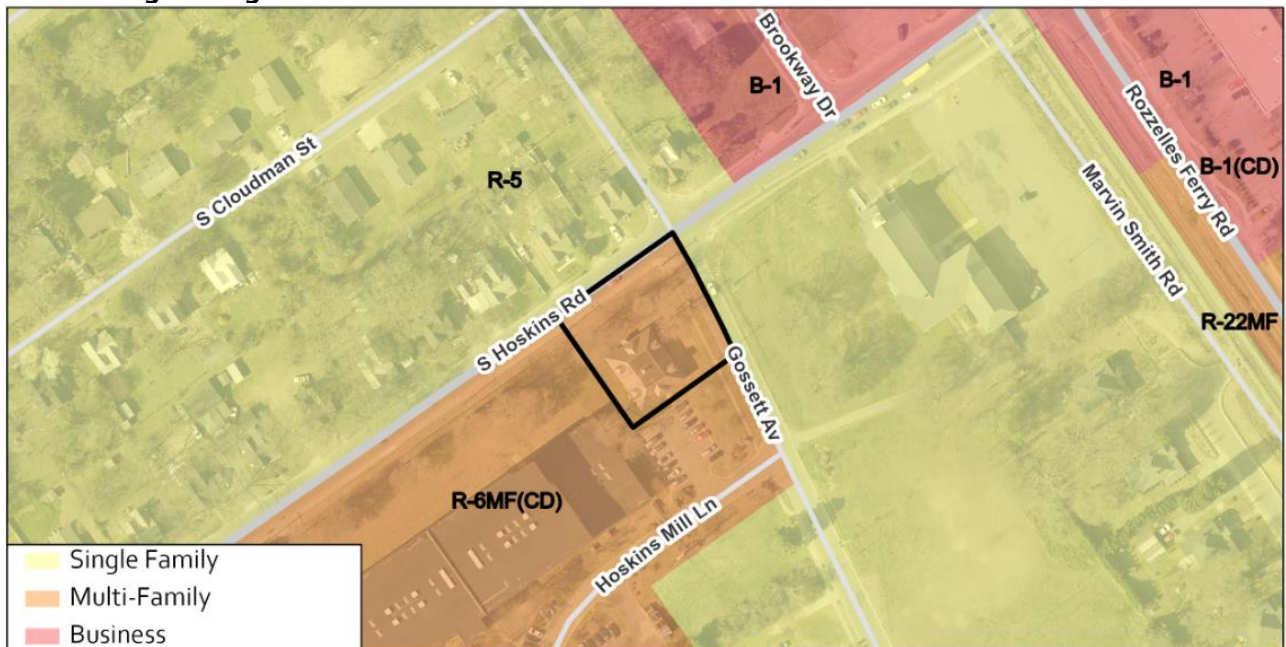
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes to preserve the existing building onsite and renovate to accommodate up to 6 multi-family dwelling units.
- Limits maximum building height to 40’.
- Commits to screening of mechanical equipment and utilities from public streets.
- Proposes a new driveway and parking lot with 6 spaces to be accessed from Gossett Avenue.
- Commits to providing an 8’ planting strip and 6’ sidewalk measured from the future back of curb on South Hoskins Road.
- Proposes to maintain the existing sidewalk along Gossett Avenue.
- Commits to installing two new accessible curb ramps at the intersection of Hoskins Avenue and Gossett Avenue.
- Requires that all new lighting be fully shielded and downwardly directed and limits height to 21’.

• **Existing Zoning and Land Use**



The site was rezoned via petition 1990-080 along with the larger Hoskins Mill property and was specified in the plan as a day care center.





The site is adjacent to Hoskins Mill, which houses multifamily units, and is surrounded by single family, commercial, and institutional uses. The site is marked by a red star.



View of the subject property in the foreground with Hoskins Mill in the background.



These properties to the north of the site across Hoskins Road are developed with single family residential uses.





The property to the east of the site across Gossett Avenue is developed for institutional use.



The properties to the south of the site along Gossett Avenue are developed with single family residential uses.



The property to the west of the site is developed with Hoskins Mill, a former industrial building that has been converted to multifamily residential units.

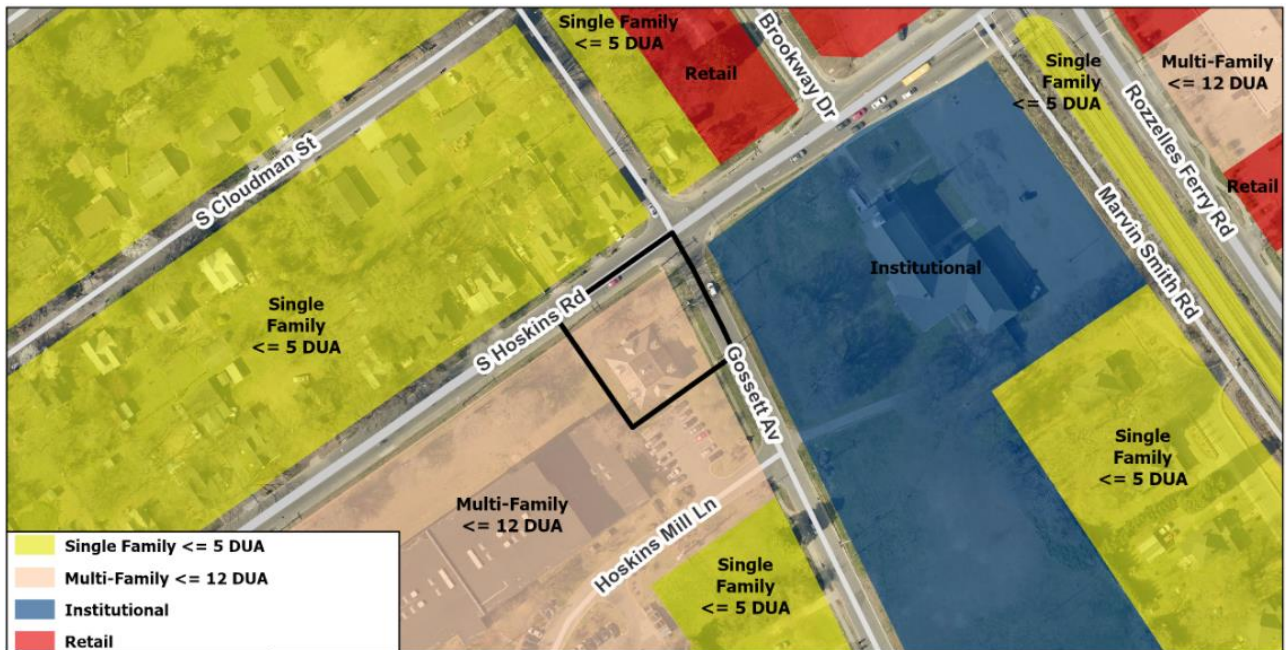


• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
There are no recent rezonings in the vicinity of the site.		

• **Public Plans and Policies**



- The Thomasboro/Hoskins Small Area Plan (adopted 2002) recommends multi-family up to 12 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 does not meet the General Development Policies locational criteria for consideration of over 17 dwellings per acre as illustrated in the following table.

<b>Assessment Criteria</b>	<b>Density Category – over 17 dua</b>
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	1
Connectivity Analysis	4
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 14</b>	<b>Total Points: 12</b>

- **TRANSPORTATION SUMMARY**

- The site is located on a minor thoroughfare road (South Hoskins Road, City-maintained). The existing use generates no vehicle trips/day, as it is a vacant office building and will only increase to 35 vehicle trips/day with the proposed apartment use. The petitioner has committed to installing streetscape improvements and dedicating right-of-way along South Hoskins Road, to plan for a three-lane road that will include on-street bike facilities in accordance with Charlotte BIKES. The petitioner will meander the proposed sidewalk to preserve existing trees. All CDOT items are addressed.
- **Active Projects:**
- There are no active projects in the vicinity of the site.
- **Transportation Considerations**
- No outstanding issues.
- **Vehicle Trip Generation:**
- Current Zoning:
  - Existing Use: 0 trips per day (based on vacant building).
  - Entitlement: 385 trips per day (based on 8,000 SF of day care).
  - Proposed Zoning: 35 trips per day (based on 6 apartments).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 2 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 2.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Thomasboro K-8 at 128%.
    - West Charlotte High at 96%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **City Arborist:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.

- **Urban Forestry:** No comments submitted.

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

1. Please provide dimensions for the existing sidewalk along Gossett Ave. The existing sidewalk must be a minimum of 6' to be used for UR zoning.

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908