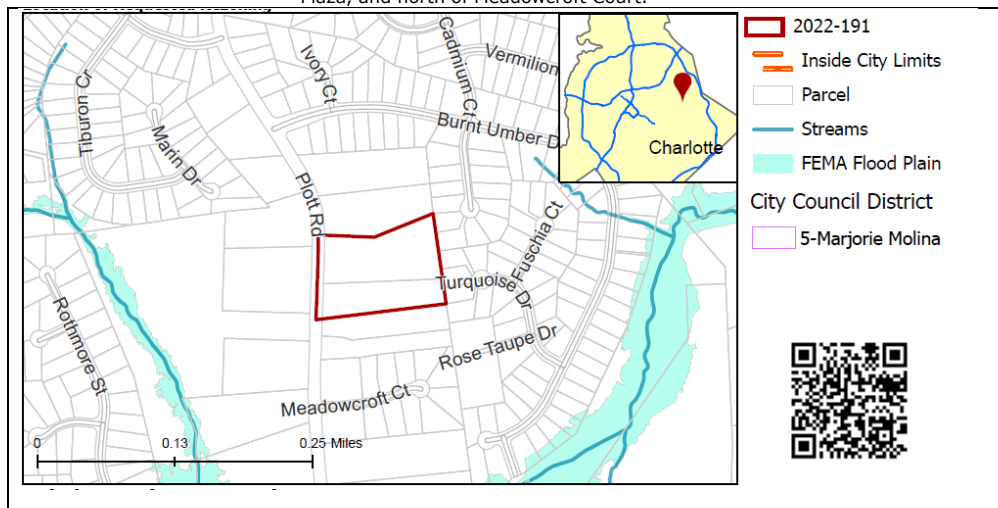


REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: R-8(CD) (single family residential, conditional)

LOCATION

Approximately 4.86 acres located on the east side of Plott Road, south of The Plaza, and north of Meadowcroft Court.



SUMMARY OF PETITION

The petition proposes to allow a residential development consisting of 32 single family attached homes in eight quadrplexes.

PROPERTY OWNER

MST Enterprise LLC

PETITIONER

Red Cedar Capital Partners

AGENT/REPRESENTATIVE

Russell Fergusson

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 6

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- While inconsistent with the Neighborhood 1 Place Type, the project provides a housing type that can help facilitate the goal of housing variety.
- A petition for single family attached housing (quadrplexes) will add a variety of housing in the area, while remaining compatible with the character of the surrounding area.
- The petition proposes street improvements along Plott Road, including a six-foot sidewalk and eight-foot planting strip.
- The petition limits building height to 40 feet, which is consistent with the recommended three to four stories in the Neighborhood 1 Place Type.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

- 2: Neighborhood Diversity & Inclusion
- 5: Safe & Equitable Mobility
- 7: Integrated Natural & Built Environments
- 9: Retain Our Identity & Charm

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

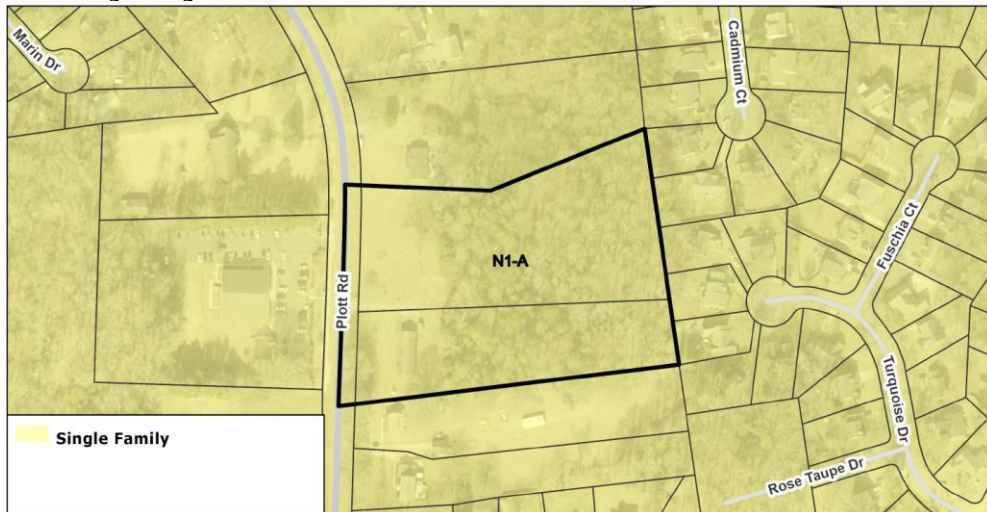
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- A maximum of eight (8) buildings with each building having up to four attached townhome-style residential units (quadrplexes).
- Limits building height to 40 feet.
- Connects to Plott Road via a ~~private~~ public street with an internal six-foot sidewalk and eight-foot planting strip.
- Installs a six-foot sidewalk and eight-foot planting strip along Plott Road.
- Proposes usable porches and/or stops as a predominant feature of the building design and located on the front and/or side of the building.
- Limits maximum blank wall expanse to 15 feet on all building levels.
- Minimizes visual impact of garage doors by recessing them a minimum of 12 inches from the exterior wall or projecting elements over the garage door opening.
- Illustrates a 30-foot Class C buffer space along north, east, and south property lines.
- Illustrates tree save area, common open space (including a pocket park), and storm water areas.
- Illustrates refuse/recycling location on the site plan.

• Existing Zoning



The rezoning site is developed with single family homes and surrounded by single family homes, vacant land, religious institution, and park/greenway uses on parcels zoned N1-A.

Commented [LGC1]: Petitioner committed to showing refuse/recycling location prior to ZC via email



The site (denoted by purple star) is immediately surrounded by single family homes and a religious institution.



The site is developed with a residential home and vacant land.



North and south along Plott Road (above and below pics) are single family homes and parks/greenways.





East are single family homes.



West is a religious institution.

Petition Number	Summary of Petition	Status
	There have been no recent rezonings in the immediate area.	

An aerial photograph of a residential area. A black-outlined polygon labeled "Neighborhood 1" is situated on the left side of the image, bounded by Plott Rd to the west and Fuschia Ct to the east. To the north of Neighborhood 1 is Marin Dr. To the east of Neighborhood 1 is Cadmium Ct. To the south of Neighborhood 1 is Fuschia Ct, which then turns into Tumbuloses Dr. Rose Taupe Dr is located at the bottom right of the map. A legend in the bottom left corner shows a yellow square next to the text "Neighborhood 1".

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type for this site.
- **TRANSPORTATION SUMMARY**

The site is adjacent to Plott Road, a City-maintained minor throughfare, and south of Burnt Umber Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips. Site plan commits to installation of curb and gutter, 8' sidewalks along Plott Road, dedicating right of way, and construction of a private street. There are no further outstanding items.

 - **Active Projects:**
 - N/A

- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 20 trips per day (based on 1 single family detached home; 1 manufactured home).
 - Entitlement: 170 trips per day (based on 14 single family homes).
 - Proposed Zoning: 195 trips per day (based on 32 single family attached homes).

DEPARTMENT COMMENTS

- **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
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 7 students, while development allowed with the proposed zoning may produce 5 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Reedy Creek Elementary remains at 133%
 - Northridge Middle remains at 113%
 - Rocky River High remains at 85%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located on Plott Rd. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located on Plott Rd. Due to the limited treatment capacity with WSACC, Charlotte Water will accept design plans along with applications for the Capacity Assurance Program for review. Charlotte Water is not accepting Pre-Capacity Assurance (previously Willingness to Serve) requests at this time. Customers may visit charlottewater.org for more information regarding this service area. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **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:** See Outstanding Issues, Note 1: Addressed
- **Storm Water Services:** See Outstanding Issues, Note 1: Addressed
- **Urban Forestry / City Arborist:** See Outstanding Issues, Notes 2-3.

OUTSTANDING ISSUES

Infrastructure

1. Development note needs to read as: For adjoining parcels receiving storm water discharge the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to and including downstream parcels to the existing SDE. If the existing storm water conveyance is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels to the existing SDE. Addressed

Environment

2. Site would be required to provide a minimum of 15% tree save not 10%. Addressed
3. All applications for grading, building, demolition, land use, change of use or rezoning permits on all property, except single family development shall require a tree survey. The survey shall identify all trees of eight inch dbh or greater and all planted trees of two inch caliper or greater and six feet in height that grow partially or wholly within the city right of way. ROW Trees should be protected.

Site and Building Design

4. Please clarify how the illustrated pocket park will be programmed. Addressed
5. There is no development note that commits to the illustration of a Class C buffer on the site plan. Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Claire Lyte-Graham (704) 336-3782