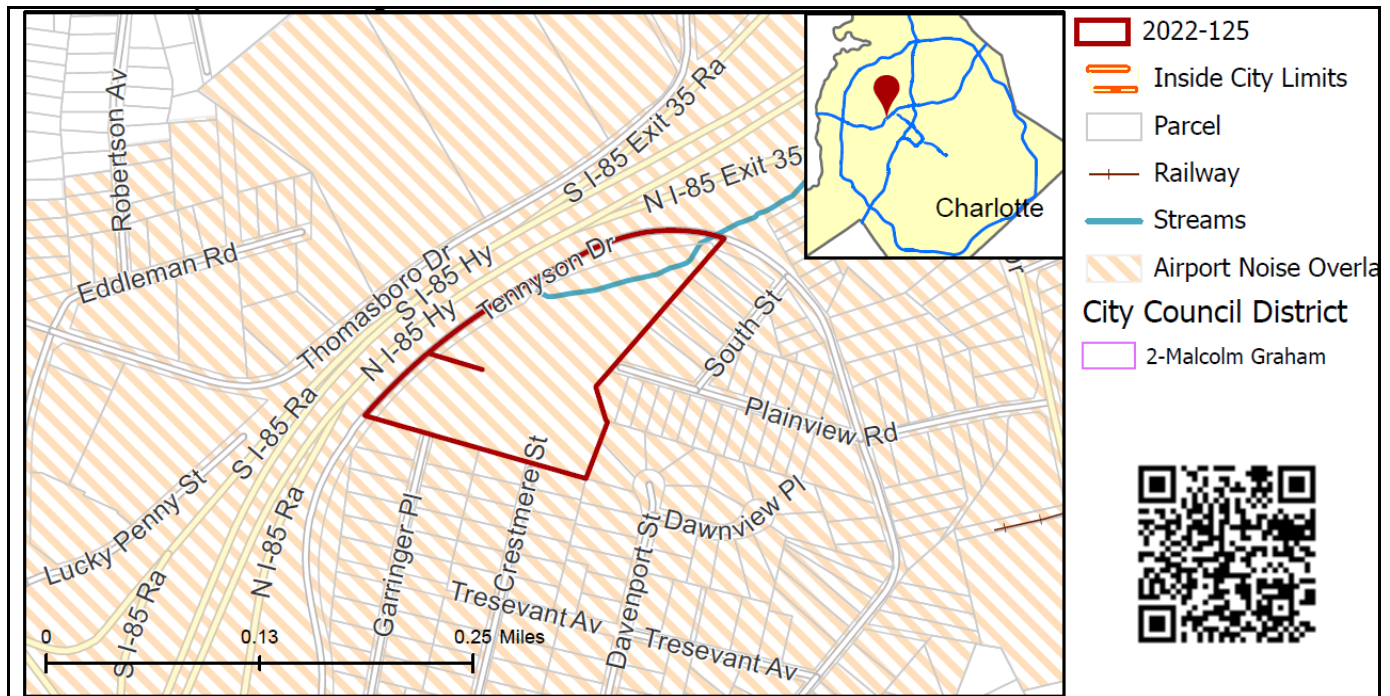


## REQUEST

Current Zoning: R-5 AIR (single family residential, Airport Noise Overlay), B-2 AIR (general business, Airport Noise Overlay)  
Proposed Zoning: UR-2(CD) AIR (urban residential, conditional, Airport Noise Overlay)

## LOCATION

Approximately 7.7 acres located on Tennyson Drive near Interstate 85.



## SUMMARY OF PETITION

The petition proposes to allow 38 single family attached residential dwelling units on a vacant site in the Enderly Park neighborhood.

## PROPERTY OWNER

Bruce J & Peter K Thompson

## PETITIONER

Blue Heel Development

## AGENT/REPRESENTATIVE

Matt Gallagher, Blue Heel Development

## 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 upon resolution of outstanding issues related to land use and transportation.

### Plan Consistency

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

### Rationale for Recommendation

- The proposed development will provide more housing options in the form of single family attached dwellings on the edge of a neighborhood of predominately single family detached dwellings.
- The existing B-2 zoning on a portion of the site could result in less compatible development outcomes than the proposed single family attached dwellings. B-2 zoning permits multifamily housing in addition to commercial uses.

- The proposed density of 5 dwelling units per acre is consistent with the existing R-5 zoning for a portion of the site.
- The petition will improve mobility in the neighborhood by connecting two streets and providing a multi-use path connection to another in addition to 8' planting strip and 6' sidewalk along the new public streets.
- The petition would allow the site to be developed while preserving more than three acres encumbered by wetlands and stream buffers as open space.
- The site is less than ½ mile from retail, services, and transit facilities along Freedom Drive.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 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 Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

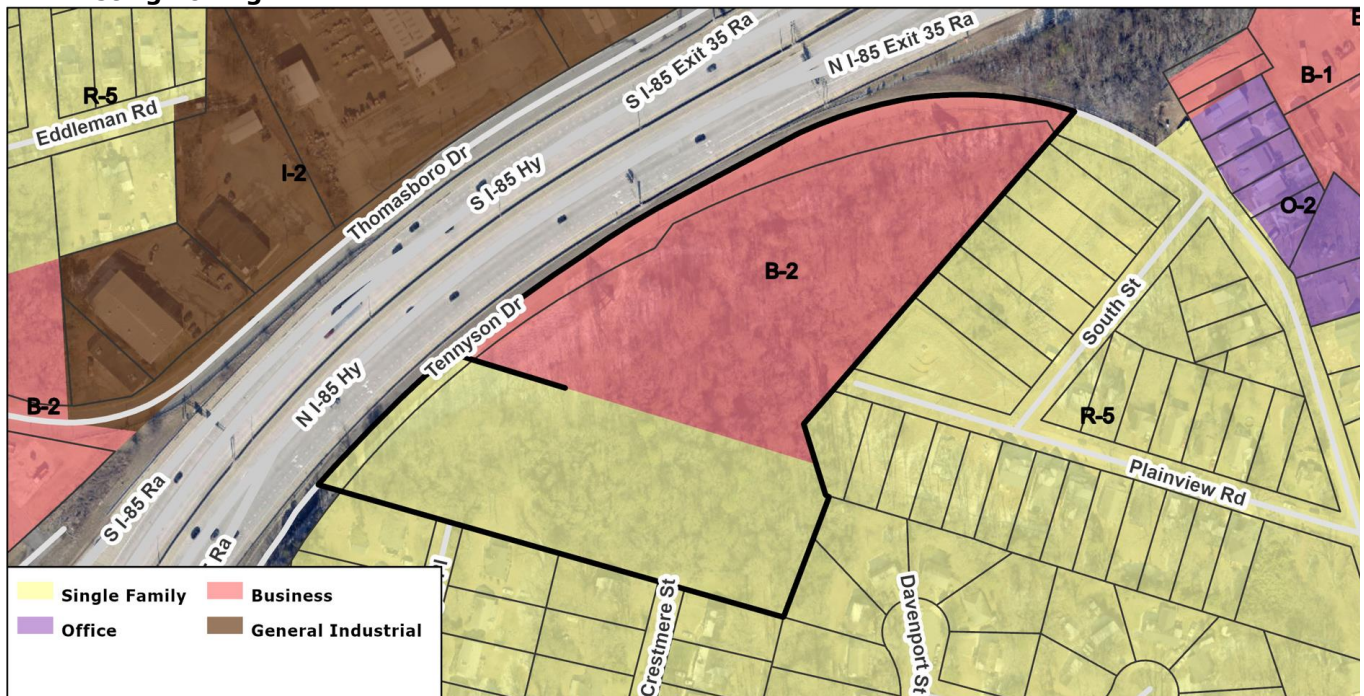
## PLANNING STAFF REVIEW

### Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposes 38 single family attached residences at a density of 5 dwelling units per acre (DUA).
- Preserves a sizable portion of the property encumbered by a stream and wetlands as undisturbed.
- Connects to two street stubs with public streets and a third stub with a multi-use path.
- Provides an 8' planting strip and 6' sidewalk along the new street extension with a 10' multi-use path on one side of the culvert street section over the creek.
- Proposes primarily front-loaded units.
- Commits to enhanced entry doors and stoops and enhanced side elevations for corner/end units facing public streets.
- Commits to recessing garage doors 12-24 inches from the front wall plane.
- Preserves 50% of the site as open space with 10% being usable common open space.

### Existing Zoning



- The site is split zoned between R-5 AIR and B-2 AIR and is surrounded primarily by R-5 zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
R-5 AIR (single family residential, Airport Noise Overlay) B-2 (general business, Airport Noise Overlay)	N1-C (Neighborhood 1) CG (General Commercial)	N1 (Neighborhood 1)



The site, marked by a red star, is adjacent to Interstate 85 and surrounded primarily by single family detached residential with commercial uses less than a half mile from the site along Freedom Drive.



Street view of the site from the north and west along Interstate 85.

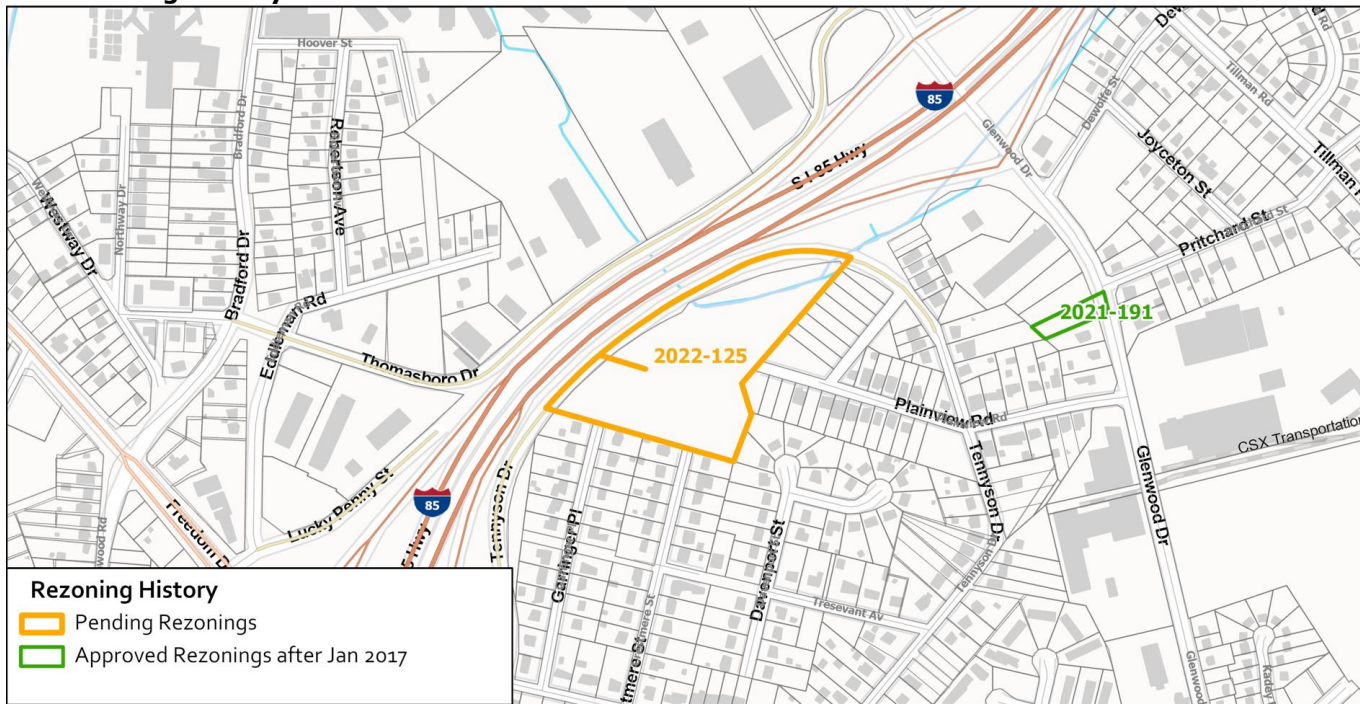


Street view of single family residences to the south of the site along Garringer Place. The petition would extend Garringer Place into the site, connecting to Plainview Road to the east of the site.



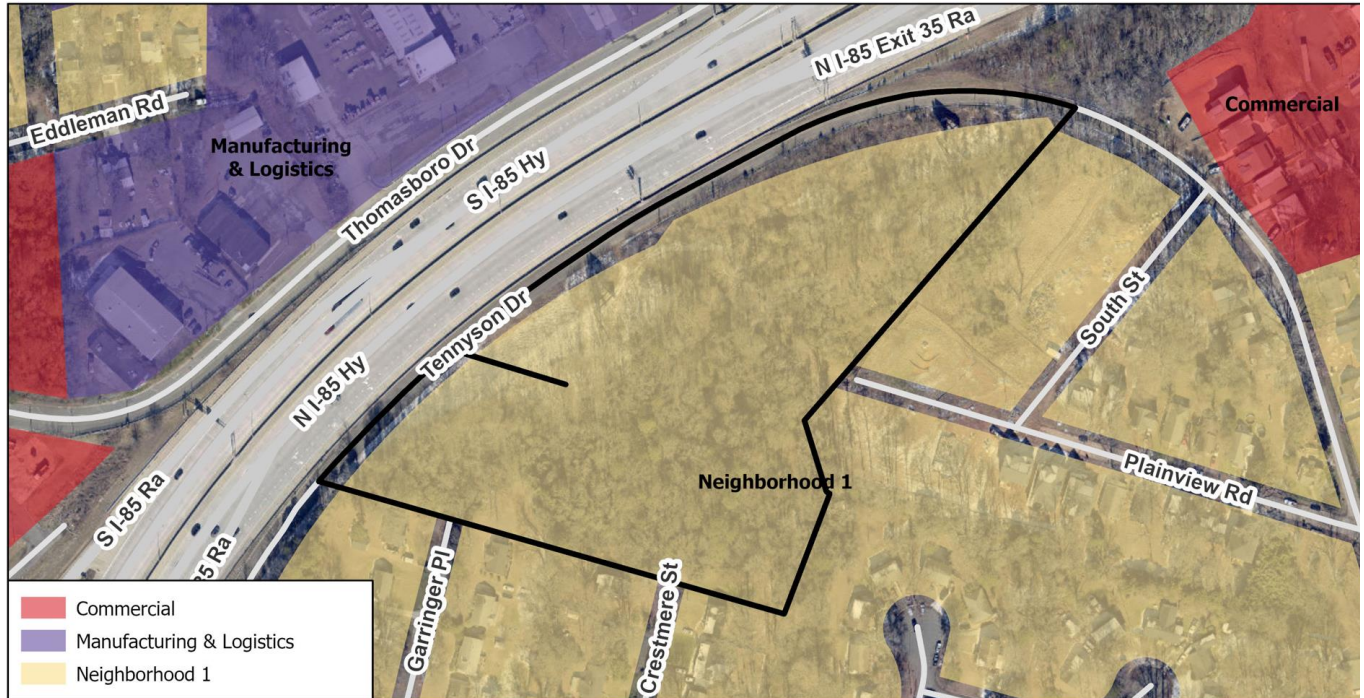
Street view of single family residences to the east of the site along Plainview Road. The petition would extend Plainview Road into the site, connecting to Garringer Place to the east of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-191	Request to allow all uses permitted in the R-8MF district.	Approved

## • Public Plans and Policies



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

## • TRANSPORTATION SUMMARY

- The site is located on a State-maintained, local road Tennyson Drive. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. Outstanding issues include revision of the proposed public roadway geometry to meet CDOT design standards. Further details are listed below.

- **Active Projects:**

- N/A

## • Transportation Considerations

- See Outstanding Issues, Note 2.

## • Vehicle Trip Generation:

Current Zoning:

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

Entitlement: 3,205 trips per day (based on 67,050 SF retail and 12 single family dwellings).

Proposed Zoning: 240 trips per day (based on 38 single family attached dwellings).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **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:** Development allowed with the existing zoning could generate 71 students, while development allowed with the proposed zoning may produce 2 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 0.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Westerly Hills Elementary at 90%
    - J.W. Wilson Middle at 83%
  - Harding University High from 129% to 130%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located along Garringer Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 12-inch gravity sewer main and an existing 8-inch gravity sewer main located within parcel 065-07-367. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 / City Arborist:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Land Use

1. Add "AIR" to both the existing and proposed zoning on site plan. This site is within the Airport Noise Overlay, abbreviated as "AIR".

##### Transportation

2. Revise roadway design to remove 90 degree turn and satisfy CDOT standards for public roadway geometry.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

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