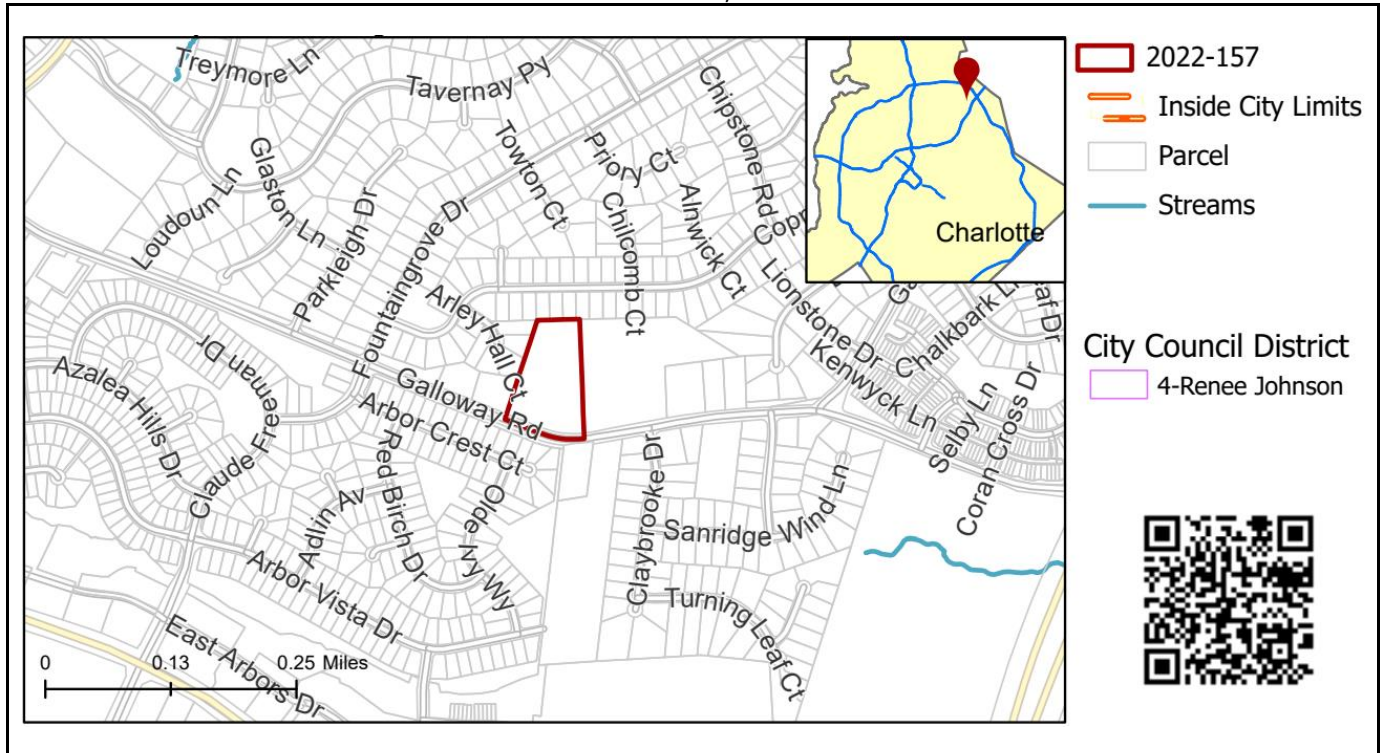


**REQUEST**

Current Zoning: N1-A (neighborhood 1-A)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 4.2 acres located on the north side of Galloway Road, east of Mallard Creek Road, and west of Garrison Road.



**SUMMARY OF PETITION**

The petition proposes a residential community of up to 28 single-family attached dwelling units.

**PROPERTY OWNER**

Leon & Jennifer Chisolm

**PETITIONER**

Leon & Jennifer Chisolm

**AGENT/REPRESENTATIVE**

Anthony Fox, Parker Poe, LLP

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 13

**STAFF RECOMMENDATION**

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

Plan Consistency

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

Rationale for Recommendation

- The petition proposes to add to the variety of housing options in the area.
- The petition is an appropriate infill development between two established single-family neighborhoods, proposing single family attached dwelling units of mostly 3-unit buildings and two 4-unit buildings.
- The petitioner commits to constructing an 8-foot-wide planting strip and 8-foot-wide sidewalk along the Site's frontage of Galloway Road.
- The petitioner proposes a possible future street stub connection.

- The petitioner commits to a minimum of 10,500 square feet of usable common open space areas, to be amenitized with benches, enhanced landscaping, or other similar amenities.
- The petition proposes a 15-foot class C buffer with fence in the eastern and western sides of the property to provide sensitivity to the adjacent single-family housing.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

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.

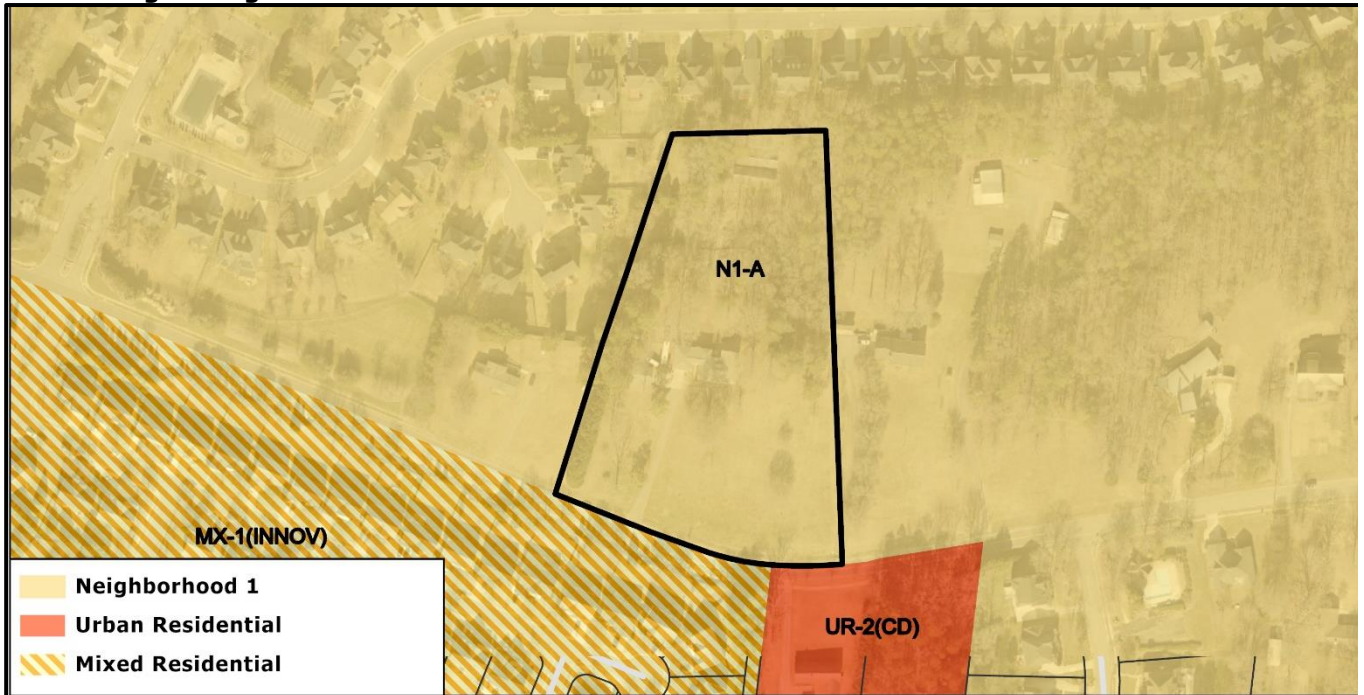
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 28 single-family attached townhome style dwelling units.
- Provides an 8-foot-wide planting strip and 8-foot-wide sidewalk along site’s frontage on Galloway Road.
- Provides a 15-foot class C buffer with fence in the eastern and western sides of the property.
- Commits to a minimum of 10,500 square feet of usable common open space areas with amenities.
- Commits to no dog park allowed in the open space or as an amenity on the site.
- Provides guest parking spaces.
- Provides architectural standards including building materials.

• **Existing Zoning**



- The surrounding land uses are single-family homes. Rezoning 2021-226 allows up to 48 townhome units.



The subject property is denoted by a red star.



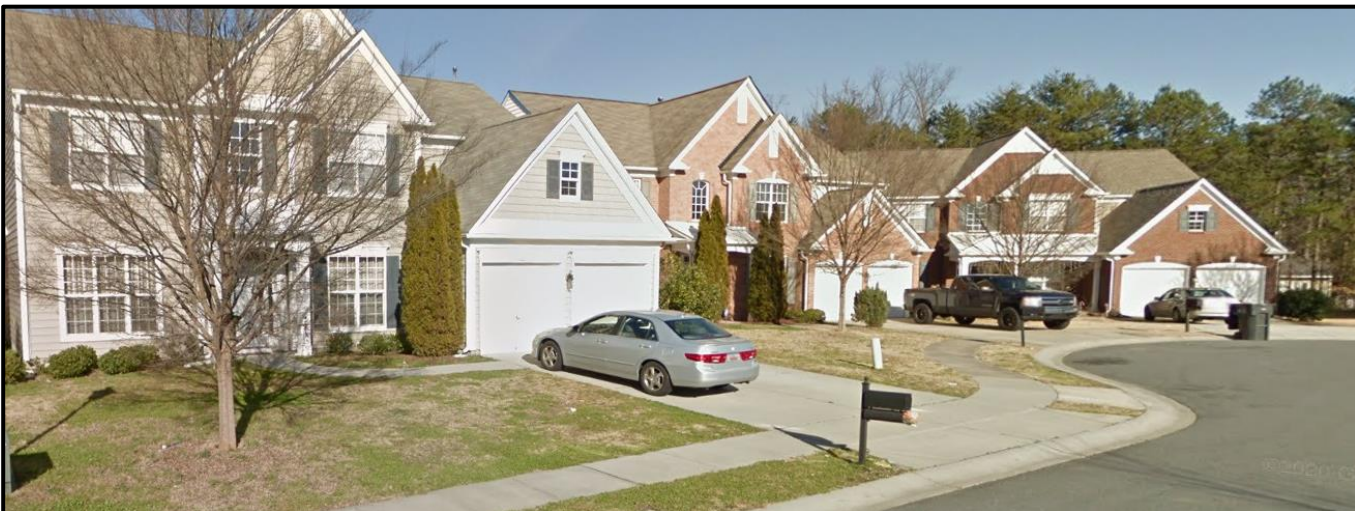
The property to the north along Copperplate Road is developed with single family homes.



The property to the west along Galloway Road is developed with a single-family home.

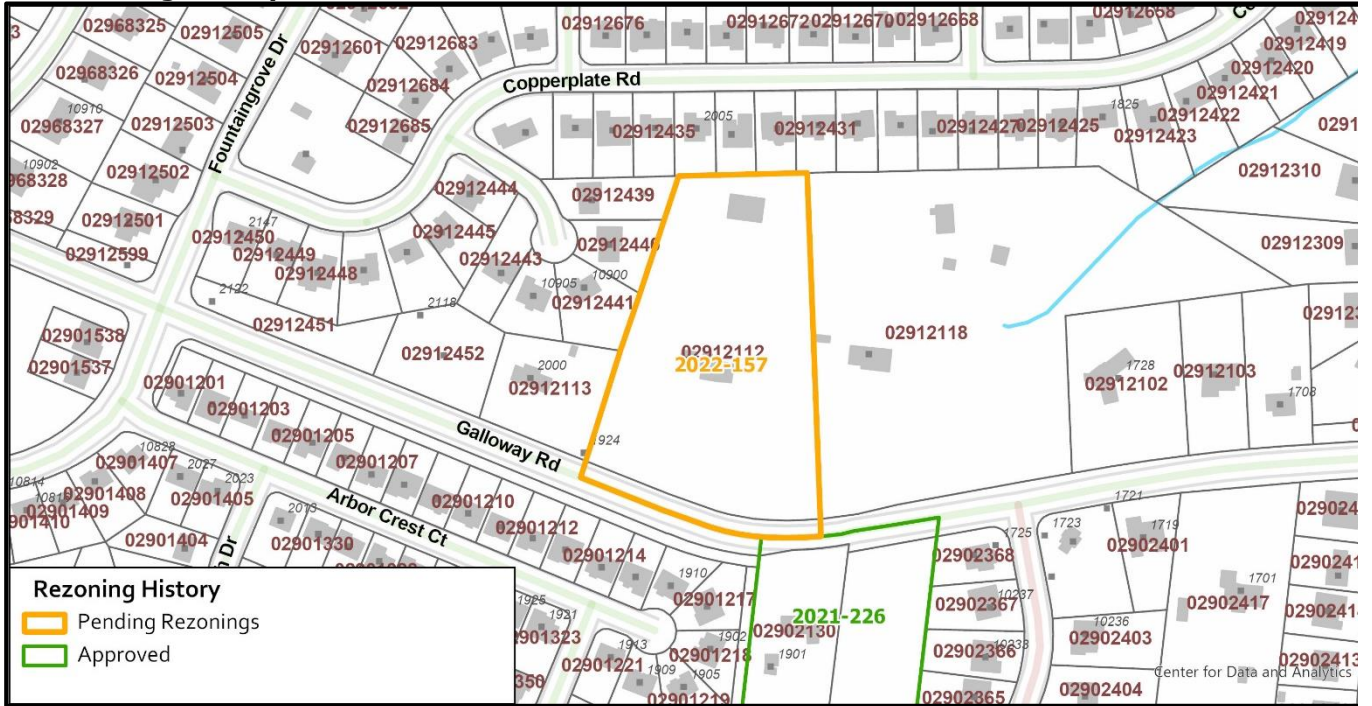


The property to the east along Galloway Road is developed with a single-family home.



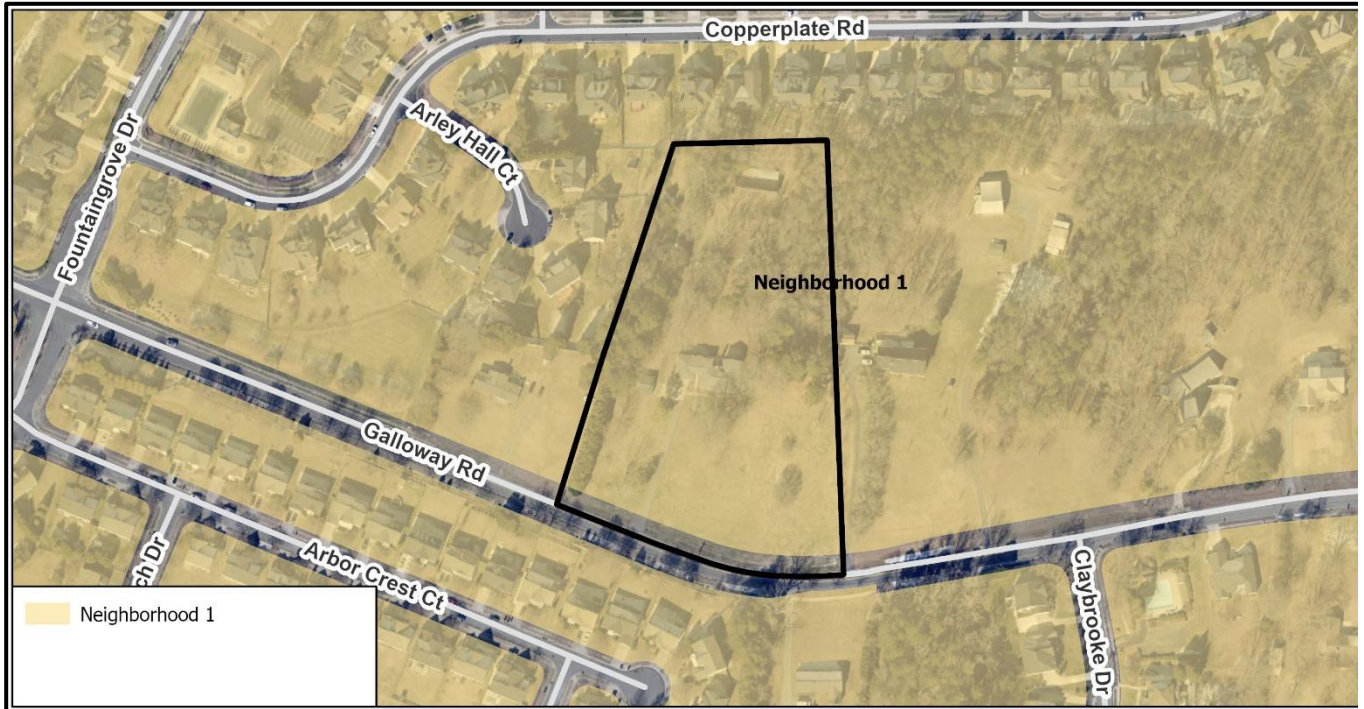
The property to the south along Arbor Crest Court is developed with single-family homes.

**Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-226	Rezoned 8 acres from R-3 to UR-2(CD) to allow up to 48 townhome units.	Approved

**Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located on Galloway Road, a City maintained minor collector road west of Mallard Creek Road, a state maintained Major Thoroughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. The development is committed to providing streetscape along Galloway Road and one access point. All outstanding CDOT comments have been addressed.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 10 trips per day (based on single family detached dwelling unit).
    - Entitlement: 145 trips per day (based on 12 single family dwelling units).
  - Proposed Zoning: 165 trips per day (based on 28 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](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 6 students, while development allowed with the proposed zoning may produce 9 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 3 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Mallard Creek Elementary remains at 76%.
    - Ridge Road Middle remains at 115%.
    - Mallard Creek High remains at 122%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Galloway Drive. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Galloway Drive. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **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.

#### REQUESTED TECHNICAL REVISIONS

##### Site and Building Design

1. Remove "visible from", changing to "proposed along" to read: "Garage doors proposed along public..." for architectural note 8.
2. The setback in the site data table says 35' from BOC. please show correct setback.
3. The rear yard in site data table say 10'. Please add or 20' as shown.
4. Change the height in site data table to say 40', with allowance up to 48' per 9.406(2)(a)
5. Change architectural note 5 from 4 units to 3 units fronting Galloway Road.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Michael Russell (704) 353-0225