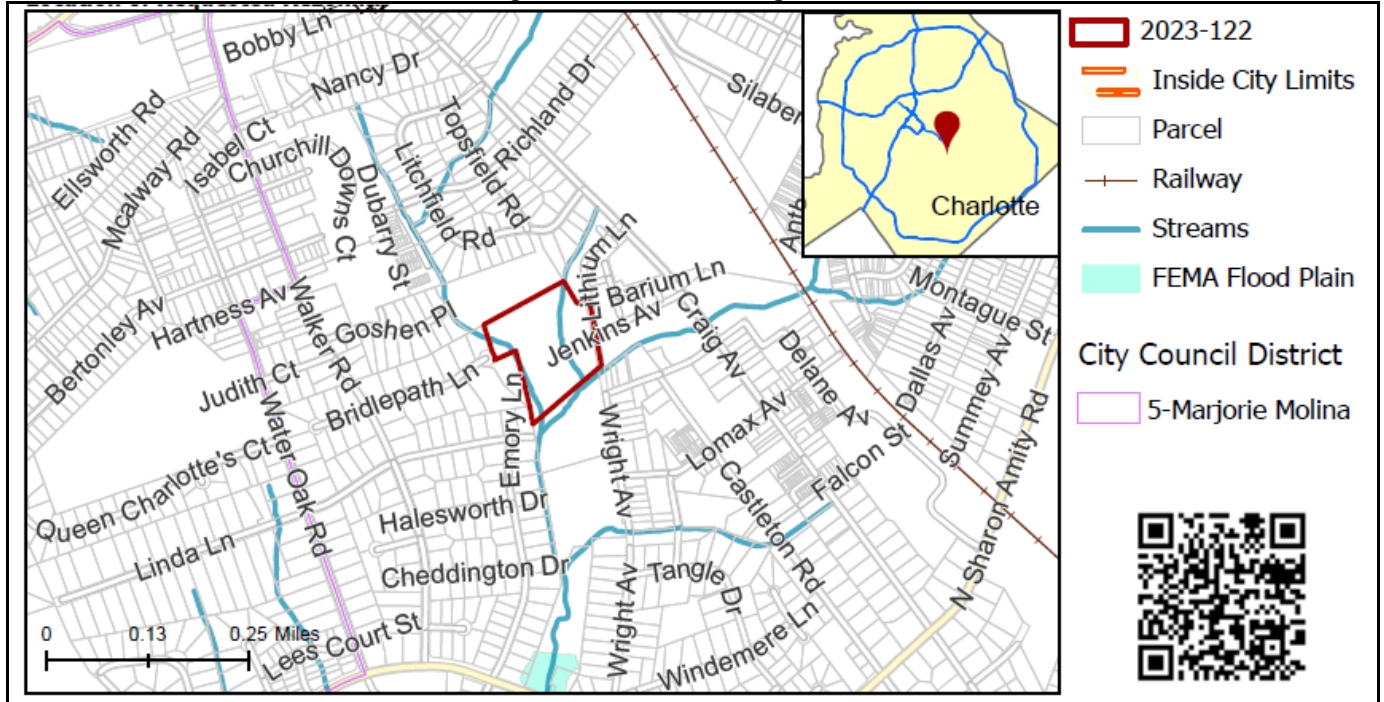


REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

LOCATION

Approximately 9.24 acres located at the dead-end of Jenkins Avenue and along the west side of Wright Avenue.



SUMMARY OF PETITION

The petition proposes to develop up to 93 single family attached residential homes on a vacant parcel located between Walker Road and Craig Avenue, north of Sharon Amity Road.

PROPERTY OWNER

Andrew and Susan Taylor

PETITIONER

EHC Homes LP

AGENT/REPRESENTATIVE

Collin Brown, Brittany Lins, and Lisa Arnold – Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 33

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 petition is immediately surrounded by N2 zoning districts and a mix of residential housing types.
- Single family attached residential, like this proposal, is identified as one of the primary uses in the Neighborhood 2 Place Type.
- Height limitations and landscape buffering offer an appropriate buffer, given the single family uses to the south and west.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion

- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities
- 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 to Neighborhood 2 for the site.

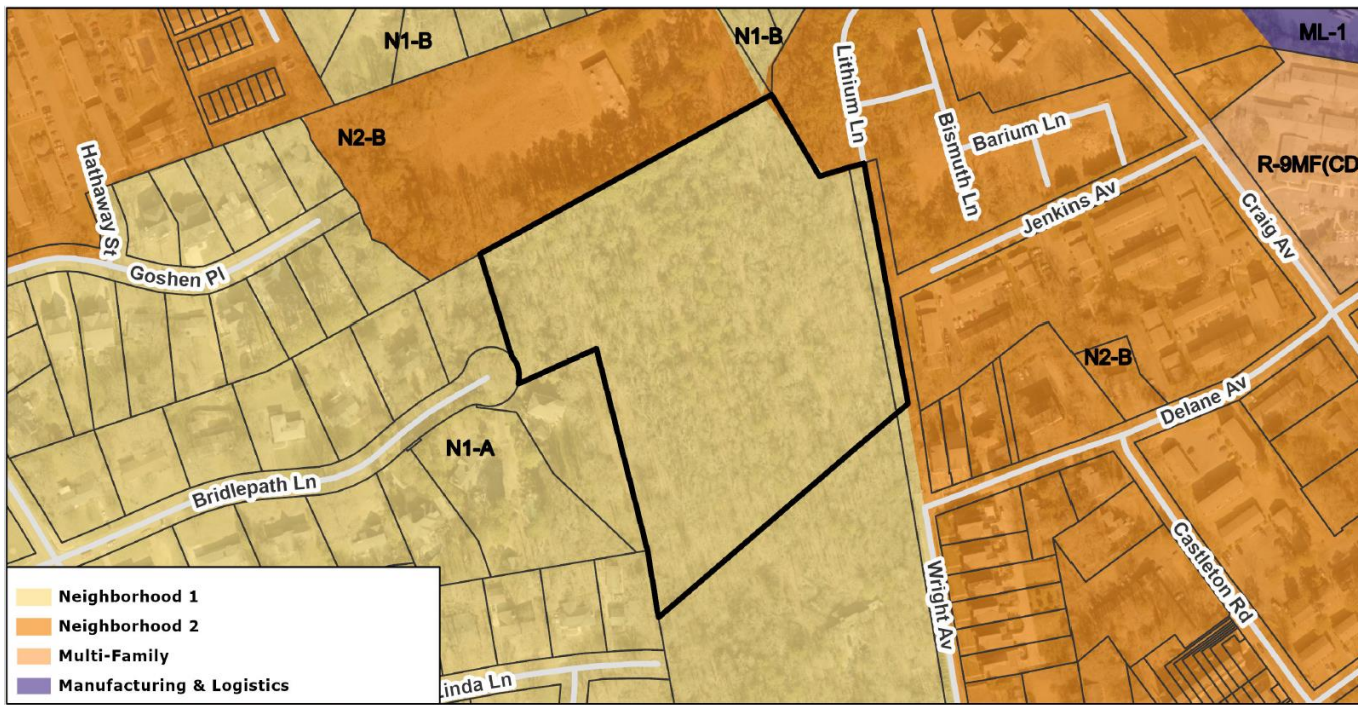
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 93 single family attached residential units.
- Limits building height to 48 feet.
- Illustrates potential building/driveway envelopes.
- Proposes internal network of public streets with sidewalks and alleyways, connecting to the north and to Wright Avenue.
- ~~Illustrates an eight-foot path between Linda Lane to the proposed development.~~
- Commits to construction of a minimum eight (8) foot sidewalk and eight (8) foot wide planting strip along the site's frontage of Wright Avenue.
- Adds the following note: "The petitioner will work in good faith with owner of 15716506 to repave a portion of the existing pavement along Jenkins Avenue, per the attached outlined in red, for maintenance acceptance by CDOT. Per approved SDRMF-2022-00118, the owner of 15715201 is responsible for improvements to a portion of Jenkins and Wright Avenues."
- Specifies improving Wright Avenue as a Local Residential Wide Street.
- Notes principal and accessory buildings will be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (HardiPlank) and/or other materials approved by the Planning Director.
- Prohibits vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim; and concrete masonry units not architecturally finished.
- Notes buildings will have either a porch or stoop oriented toward the public street.
- ~~Notes buildings will meet the design standards listed in the UDO.~~
- Identifies existing trees on site.
- Identifies McMullen Creek tributary and 35-foot stream buffers.
- Illustrates 25-foot Class B landscape yard along portions of west and south property lines.
- Notes development within the SWIM/PCSO buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by city ordinance.
- All stream delineation reports are subject to review and approval by Charlotte Storm Water Services.
- Notes petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulations.
- Adds the following note: "During development of the site, the petitioner commits to providing enhanced erosion control measures as listed under the City of Charlotte Soil, Erosion, and Sedimentation Control Ordinance."
- Agrees to provide 100-year stormwater peak control or a downstream analysis using the criteria specified in the SCM Design Manual.

• Existing Zoning



The rezoning site is vacant and immediately surrounded by a mix of residential housing types on parcels in various zoning districts.



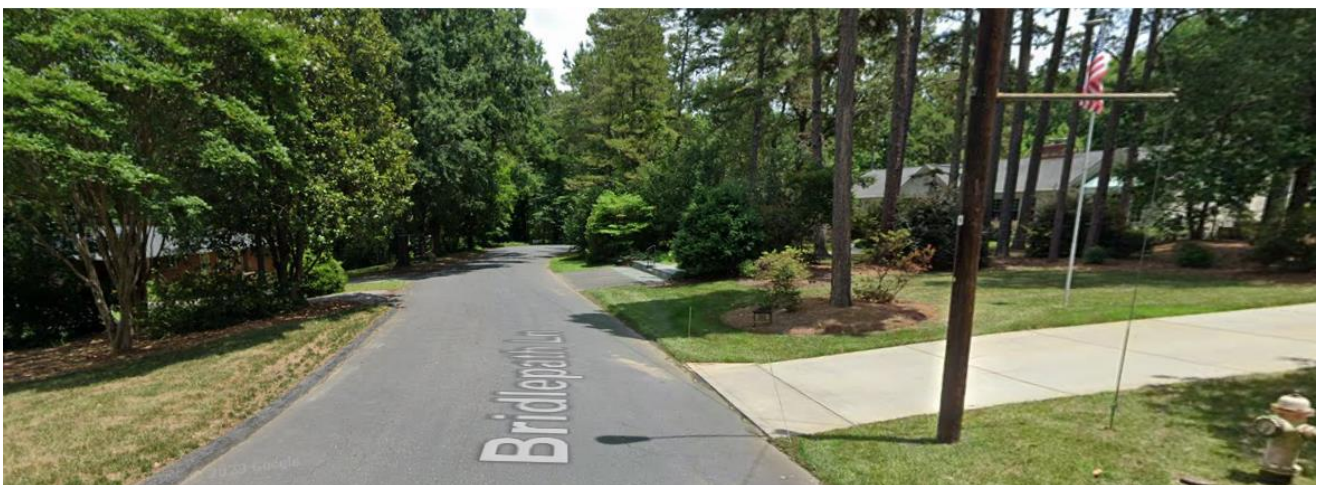
The rezoning site (denoted by purple star) is vacant and immediately surrounded by a mix of residential housing types, and a lodge immediately north.



North of the site are a residential neighborhood and a lodge.



East are a mix of residential housing types and a retirement community.

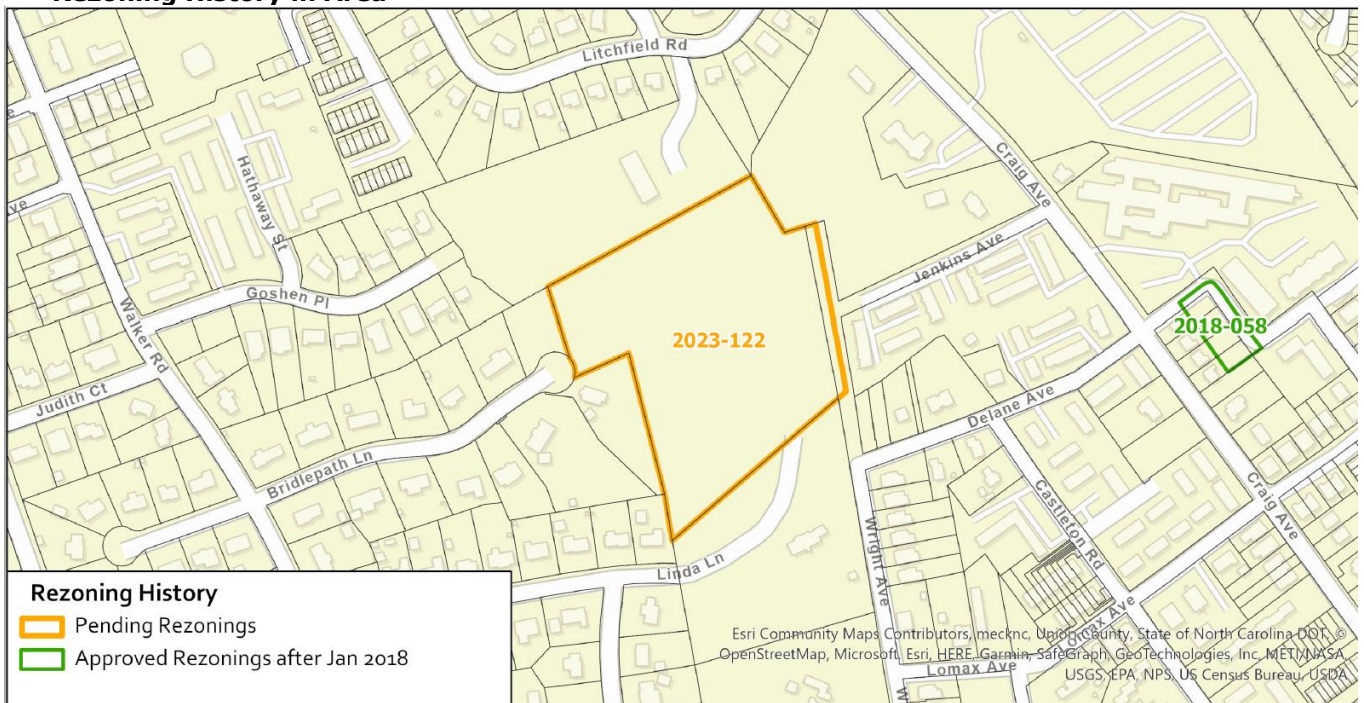


West are single family homes.



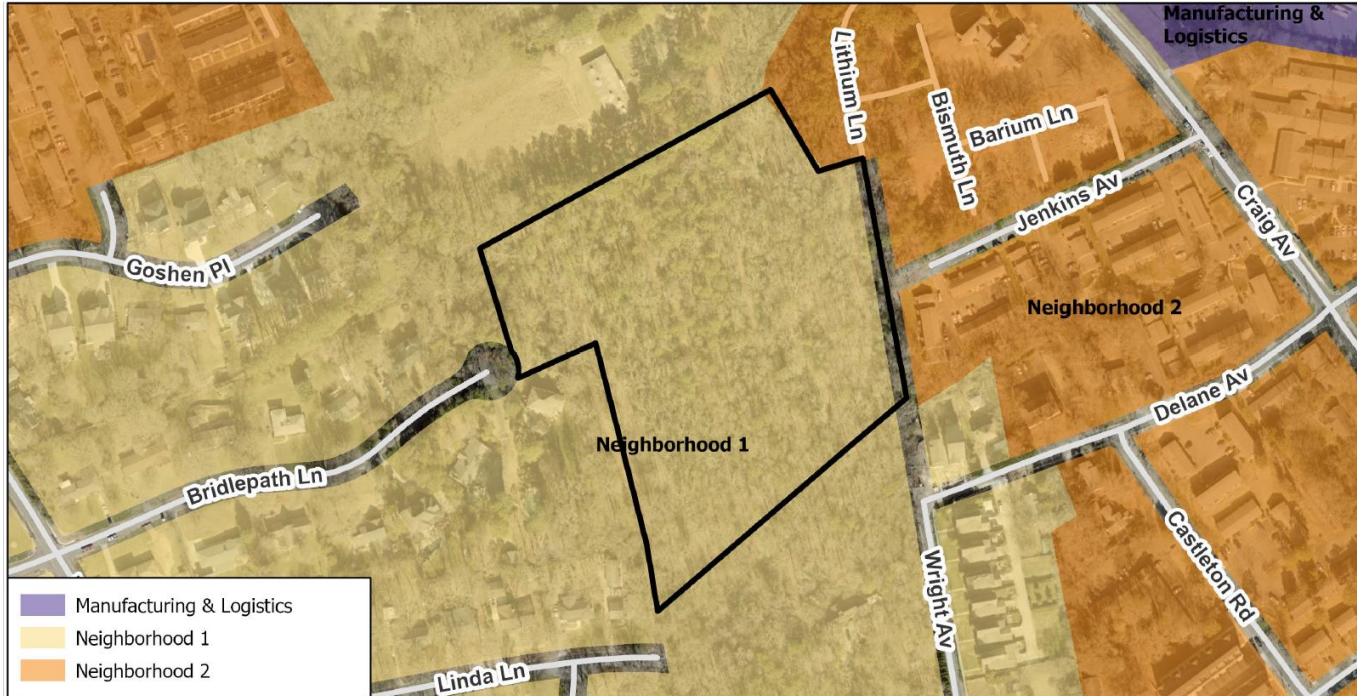
South are single family homes and apartments.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-058	Rezoned 0.34 acres to O-2(CD) to correct a land use violation and allow a standalone parking lot to serve an existing institutional use.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

The site is located at the end of Jenkins Avenue, a privately maintained local street, west of Craig Avenue, a City-maintained major collector. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. All outstanding CDOT comments have been addressed.

• **Active Projects:**

- None

• **Transportation Considerations**

○ ~~See Outstanding Issues, Notes 4-5.~~ Addressed

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 305 trips per day (based on 27 single family dwellings).

Proposed Zoning: 658 trips per day (based on 93 single family attached homes).

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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** This development may add four students to the schools in this area.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Billingsville Elementary remains at 71%
 - Cotswold Elementary remains at 69%
 - Alexander Graham Middle remains at 106%
 - Meyers Park High* remains at 123% (*Relief high school opens the 2023-25 school year)

See advisory comments at www.rezoning.org

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Bridlepath Lane. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 15715287 on the southwestern corner as well as the eastern side of the rezoning boundary. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** Advisory Note: When construction plans are submitted for Land Development review, a 100+1 Stormwater Protection Analysis (100+1 Flood Study) will be required for all streams/creeks on site. It will also need to be shown that this development will create no adverse impacts to adjacent properties on the other side of the creeks.
- **Storm Water Services:** See Outstanding Issues, Note 1. **Addressed**
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 2. **Not addressed**

OUTSTANDING ISSUES

Environment

1. ~~We recommend adding the following note under Environmental Features: "Petitioner agrees to provide 100-yr stormwater peak control or provide a downstream analysis using the criteria specified in the SCM Design Manual."~~ **Addressed**
2. ~~Green area is broken up into too many sections (max of 3) Please review the Charlotte Tree Manual for guidance. Update: Tree save areas are not shown on the site plan. Protected tree save must be minimum 30-foot width.~~ **Addressed**

Transportation

3. ~~Revise site plan to include a temporary turnaround for Street A. Since "Street A" is a dead-end road, this will require a turn-around. See CLDSM 11.18A for reference.~~ **Addressed**
4. ~~CDOT requests that the petitioner commit to upgrading the southern portion of pavement section along Jenkins Avenue east of the proposed development. An existing townhome development is committed to upgrading the northern portion of Jenkins Avenue.~~ **Addressed**

Site and Building Design

5. ~~Please confirm if the petitioner is removing the public path to Bridlepath Lane.~~ **Addressed**
6. ~~Recommend improving Jenkins Ave to public street standards so that it can be publicly maintained. Coordinate with the project SDRMF-2022-00118 Jenkins Townhomes to improve Jenkins Ave to public street standards.~~ **Addressed**
7. ~~Clearly label streetscape along Wright Avenue and commit to all streetscape improvements in development notes.~~ **Addressed**
8. ~~New Outstanding Issue: If these are going to be on sublots, please provide architectural standards. Addition of porches/stoops, recessed garage doors with transparency, and other elements will enhance elevations fronting the street and the pedestrian realm.~~ **Addressed**

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