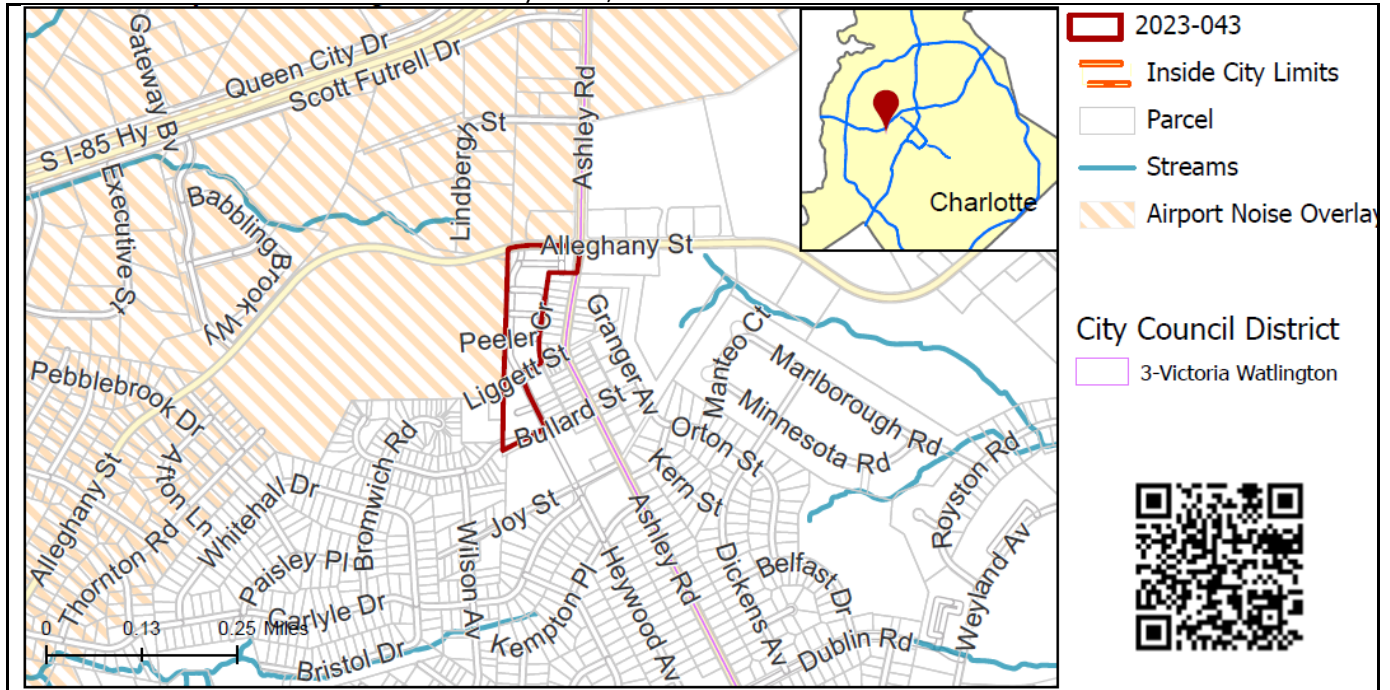


REQUEST

Current Zoning: UR-2(CD) (Urban Residential, Conditional), N2-B (Neighborhood Residential)
Proposed Zoning: UR-2(CD) (Urban Residential, Conditional), UR-2(CD) SPA (Urban Residential, Conditional, Site Plan Amendment)

LOCATION

Approximately 7.01 acres located south of Alleghany Street, west of Ashley Road, and north of Bullard Street.



SUMMARY OF PETITION

The petition proposes to amend a previously approved plan to allow a community of 123 single family attached dwelling units in the Ashley Park neighborhood.

PROPERTY OWNER

TDC Ashley Park LLC

PETITIONER

Drakeford Communities

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4.

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 and Campus place types.

Rationale for Recommendation

- The petition amends a previously approved plan to add roughly ½ acre and 16 additional single family attached dwelling units.
- The petition proposes middle density housing in close proximity to retail, services, and public schools.
- The site is served by CATS bus routes 30 and 235. The petition proposes to add an ADA compliant bus waiting pad on Ashley Road.

- The petition improves the public street network by extending three streets and providing 8’ planting strip and 8’ sidewalk along those streets as well as Alleghany Street and Ashley Road.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility

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

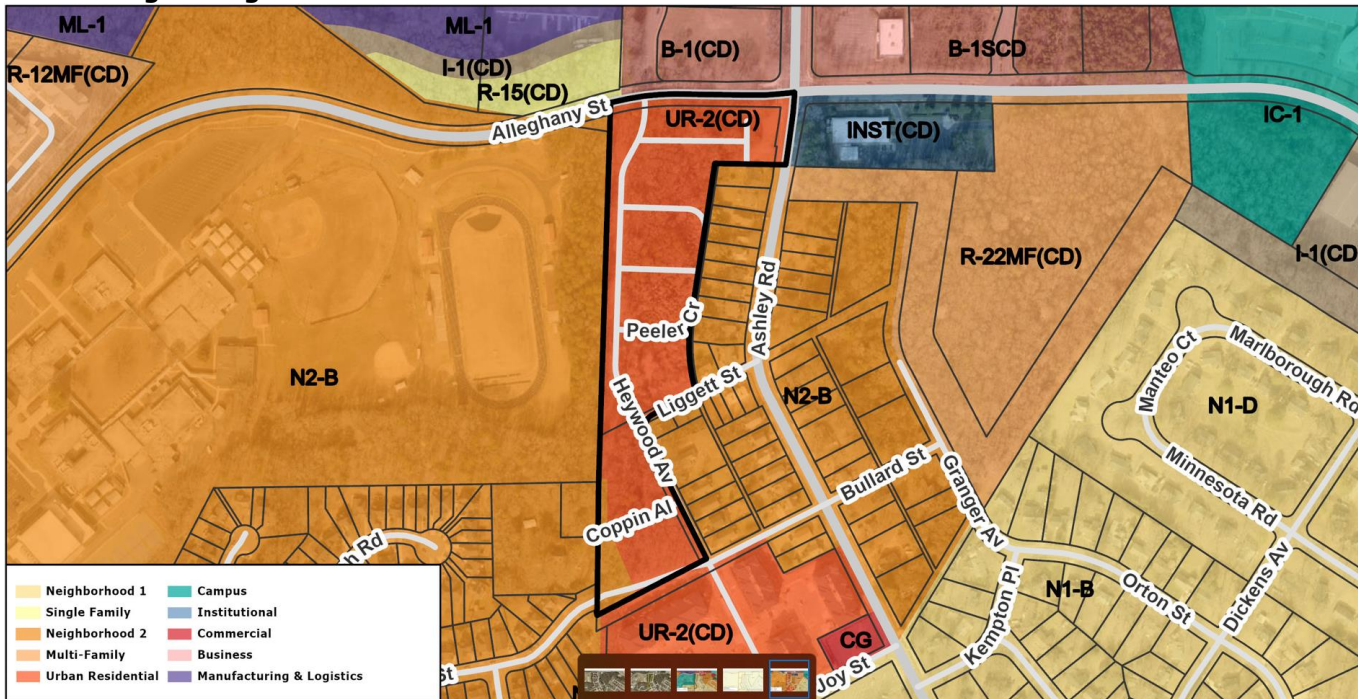
PLANNING STAFF REVIEW

• **Proposed Request Details**

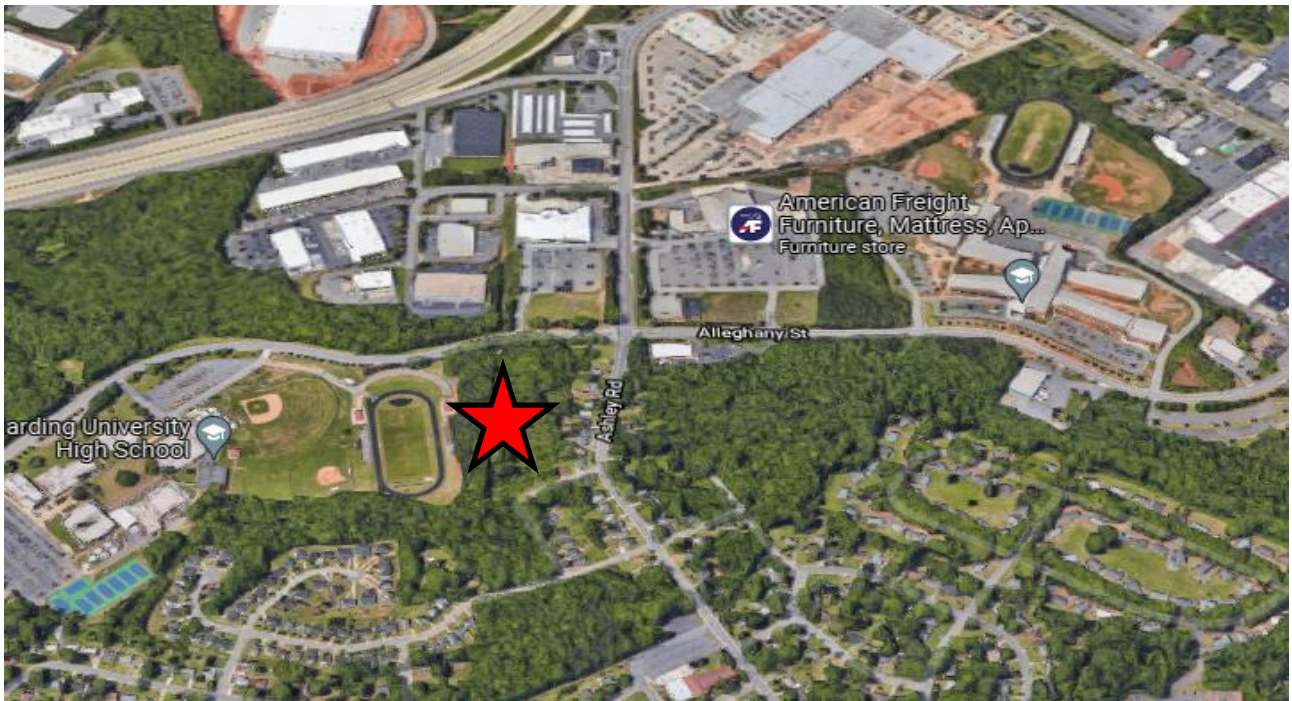
The site plan accompanying this petition contains the following provisions:

- Adds roughly ½ acre and 16 single family attached dwellings to a previously approved site plan for a total of 123 single family attached dwelling units.
- Requests conversion rights that single family attached units may be converted to single family detached units at a rate of 2 attached units to 1 detached unit.
- Limits building height to 50’.
- Commits to architectural standards including pitched roofs, usable porches and stoops, and raised residential entrances.
- Commits to construction of an ADA compliant bus waiting pad along Ashley Road.
- Commits to the following transportation improvements:
 - Extension of Heywood Avenue as a public street with 8’ planting strip and 8’ sidewalk.
 - Improvement of Bullard Street with 8’ planting street and 8’ sidewalk.
 - Implementation of buffered bike lane, 8’ planting strip, and 8’ sidewalk on Alleghany Street.

• **Existing Zoning**



- The majority of the site is zoned UR-2(CD) with a small area in the southwestern corner zoned N2-B. Most of the adjacent parcels are zoned N2-B with a mix of UR-2(CD), CG, INST(CD), R-22MF(CD), N1-B, N1-D, and B-1(CD) further from the site.



The site, marked by a red star, is surrounded by a mix of uses including two high school, retail, and Mecklenburg County's Valerie C Woodard Center.



The property to the north of the site, across Alleghany Street, is developed with commercial uses.



The properties to the east of the site along Ashley Road are developed with single family residential uses.

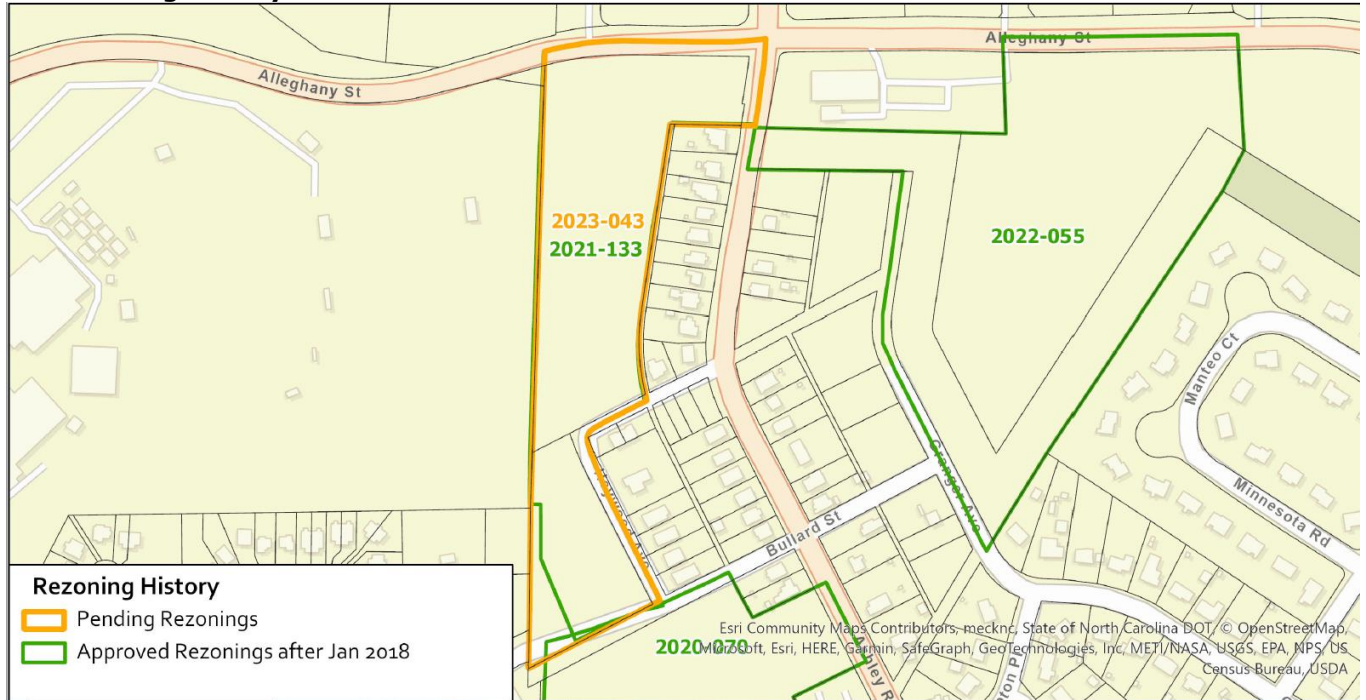


The properties to the south of the site along Liggett Street are developed with single family residential uses.



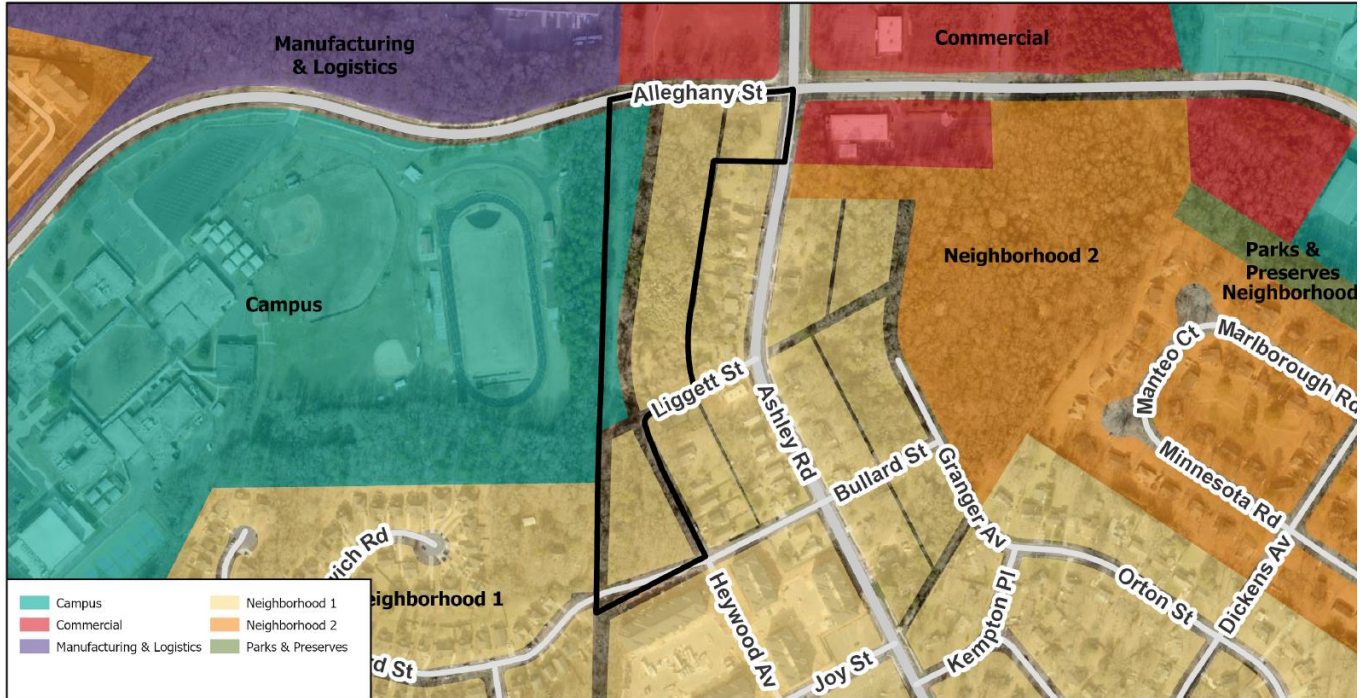
Harding University High School's football field is immediately west of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-055	Petition to allow 220 multifamily residential and 5 single family attached residential dwellings at a density of 17.3 DUA.	Approved
2021-133	Petition to allow up to 107 single family attached dwellings at a density of 16.29 DUA.	Approved
2020-070	Request for a site plan amendment to allow for the development of up to 150 dwelling units at a density of 26 DUA.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Alleghany Street, a City-maintained minor arterial and Ashley Road, a City-maintained minor arterial. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips. Site plan and/or conditional note revisions are needed to commit to either removing or relocating the proposed fence on the east side of the proposed private alley 3, including the CDOT standard notes, and dimension the future back of curb from the centerline on each public street. Further details are listed below.

• **Active Projects:**

- CIP: Alleghany Sidewalk (1609-1335)
 - Project ID: PMES231773
 - Location: South side of Alleghany Street from Ashley Rd to 1335 Alleghany
 - Project description: The project includes 1,250 feet of sidewalk installation along the south side of Alleghany Street from Ashley Rd to 1335 Alleghany.
 - Project Type: Pedestrian and Bike
 - Project Phase: Design
 - Anticipated Start Date: early 2023, anticipate completion date: TBD
 - PM: Allison Brickey allison.brickey@charlottenc.gov
 - URL: <https://www.charlottenc.gov/Growth-and-Development/Projects/Sidewalks>

• **Transportation Considerations**

- See Outstanding Issues, Notes 1 and 3.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 770 trips per day (based on 107 single family attached dwellings).

Proposed Zoning: 890 trips per day (based on 123 single family attached dwellings).

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:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at 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 0 students, while development allowed with the proposed zoning may produce 7 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 7.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Westerly Hills Elementary remains at 94%
 - Wilson STEM Academy remains at 71%
 - Harding University High remains at 112%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Alleghany St., an existing 8-inch water distribution main located along Ashley Rd. and an existing 2-inch small water distribution main located along Liggett St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Ashley Rd. and an existing 8-inch gravity sewer main located along Liggett St. 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 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

Transportation

1. Label and dimension the future curb and gutter from the centerline for each road on the site plan. **OUTSTANDING**
2. ~~Add a conditional note specifying "A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements."~~ **ADDRESSED**
3. Add a conditional note specifying "the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible." **OUTSTANDING**
4. ~~Revise site plan and conditional note(s) to remove the fence completely from the public alley and onto private property. If fence is to remain along the single family home side it needs to be completely on private property.~~ **ADDRESSED**

Site and Building Design

5. ~~Provide a tree survey identifying 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.~~ **ADDRESSED**
6. Remove the last sentence of note IV.4 stating "None of these provisions shall apply when the ten (10) foot building separation requirement cannot be met if these improvements are made." **OUTSTANDING**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908