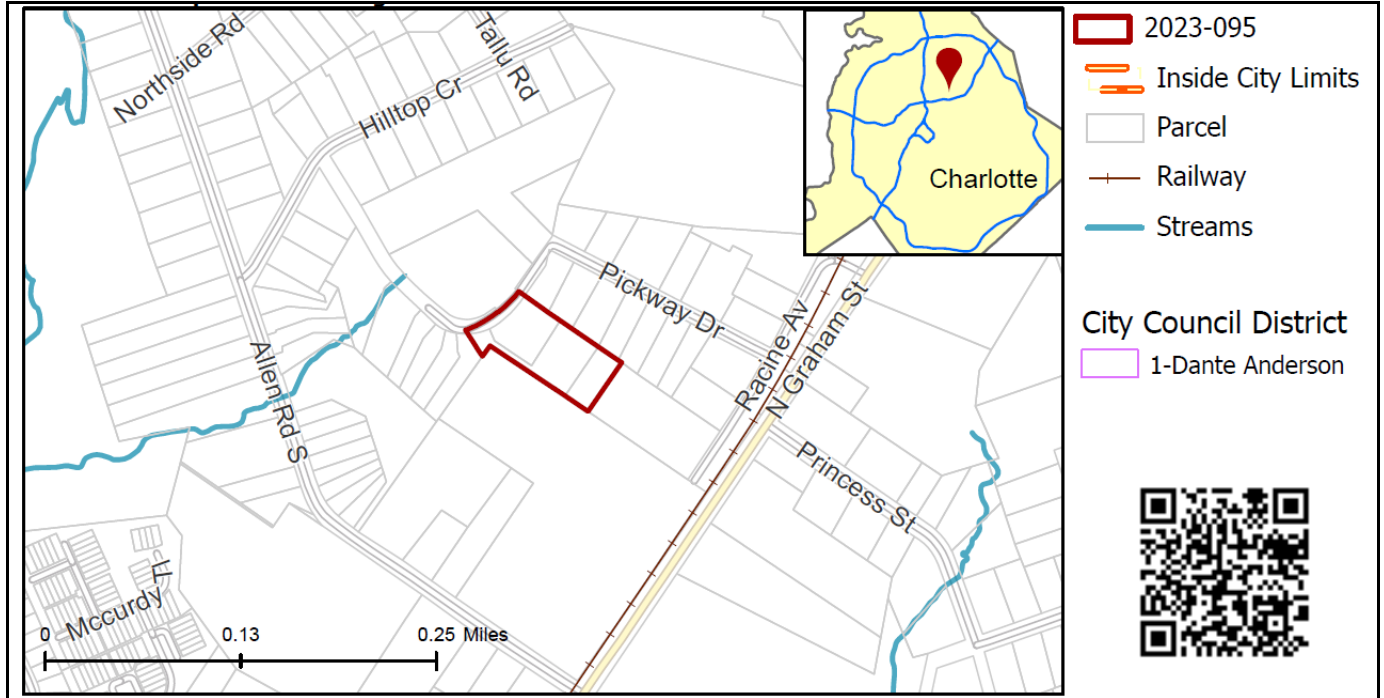


**REQUEST**

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

**LOCATION**

Approximately 1.988 acres located at the deadend of Pickway Drive, west of North Graham Street.



**SUMMARY OF PETITION**

The petition proposes to develop two duplex buildings and two triplex buildings on parcels that are mostly vacant with one single family home.

**PROPERTY OWNER**

Men in Motion Home Renovations, LLC

**PETITIONER**

Men in Motion Home Renovations, LLC

**AGENT/REPRESENTATIVE**

Kate Underwood, Daylight Engineering

**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 site and building design.

Plan Consistency

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

Rationale for Recommendation

- This rezoning offers missing middle density housing in an area that is largely populated by single family detached neighborhoods interspersed among industrial and commercial facilities along the Graham Street corridor. Although this type of residential product does not currently exist in the area, the proposal is not incompatible with surrounding uses and the specified maximum unit count of 10 units across the approximately two acres is fairly modest in density.
- The Neighborhood 1, E zoning district permits the development of duplexes and triplexes by-right. The existing N1-A zoning district would

also permit such uses, but the N1-E district allows for greater flexibility in dimensions such as lot size.

- This petition would maintain a sizeable tree save area along the site’s southwestern boundary. The tree save area would buffer the proposed residential uses from the existing manufacturing and logistics zoning to the south.
- The proposal is consistent with the recommended Neighborhood 1 Place Type and maintains the neighborhoods single family character.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

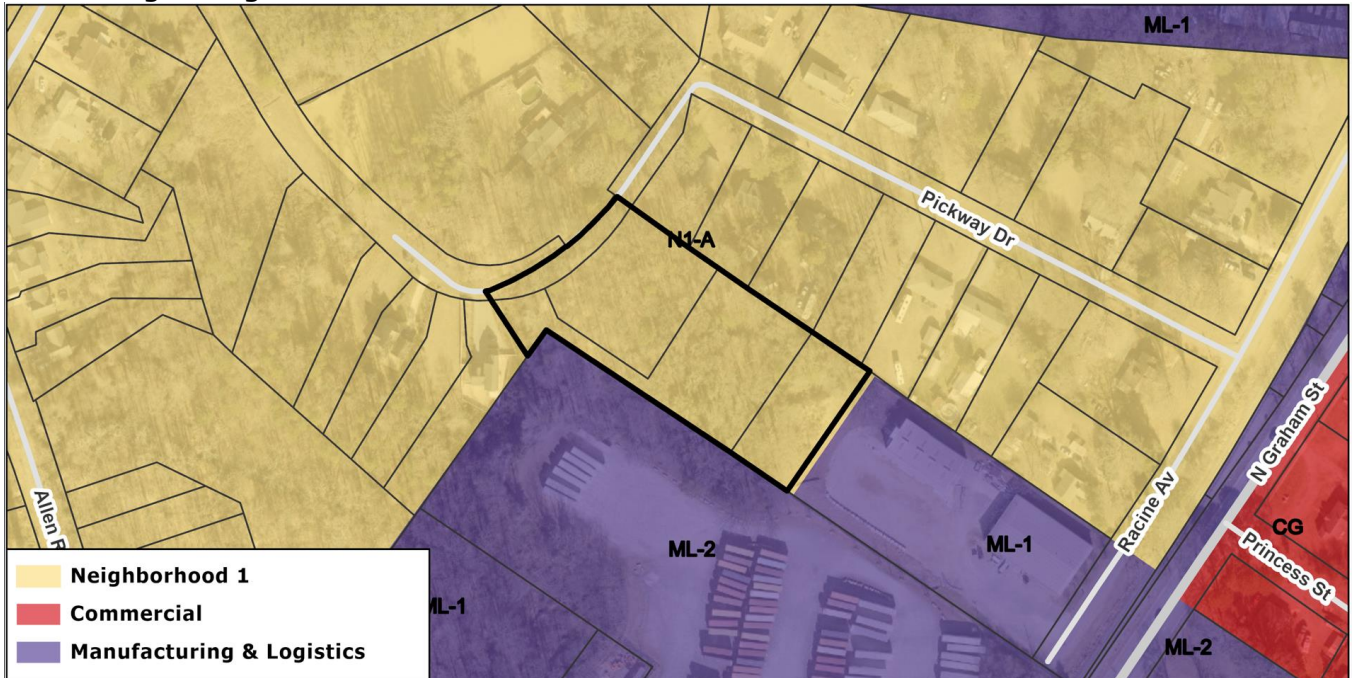
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

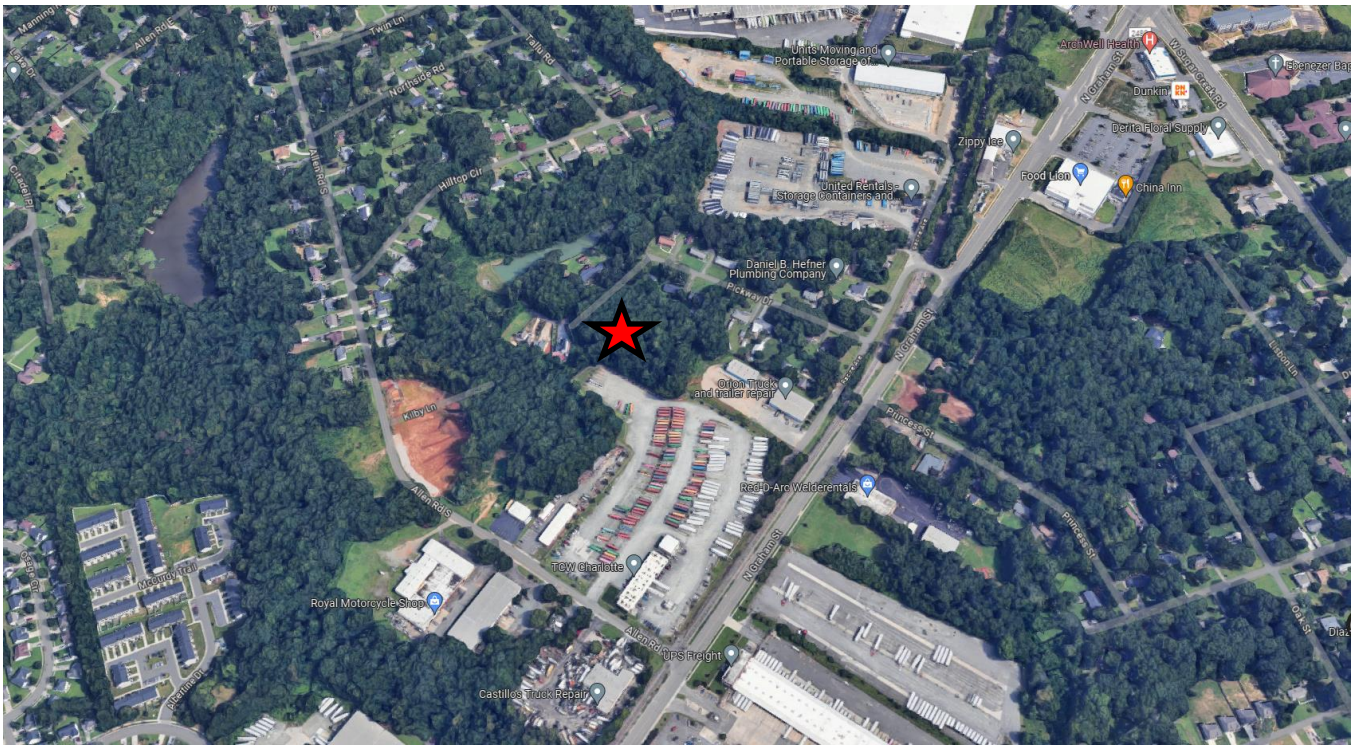
The site plan accompanying this petition contains the following provisions:

- Proposes the development of 10 units, two duplexes and two triplexes with each building located on its own lot.
- Provides architectural standards related to porches that will be a minimum of 6’ in depth, 24’ recessed garage doors, and a commitment to building materials that are a combination of stone and hardy board.
- Identifies a new public street with 7 on-street parking spaces.
- Proposes a tree save area along the site’s southwestern boundary and a 6’ opaque wooden fence.
- Provides a 10’ planting area and 6’ opaque wooden fence along the site’s rear boundary.
- Provides stormwater notes related to stormwater discharge. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge on to the adjoining parcels.

• **Existing Zoning**



- The site is currently zoned N1-A and is in an area with N1-A, ML-2, ML-1, and CG zoning.



- The subject site is denoted with a red star and is in an area with mostly single family residential neighborhoods and industrial uses.



- North and west of the site are single family residences.



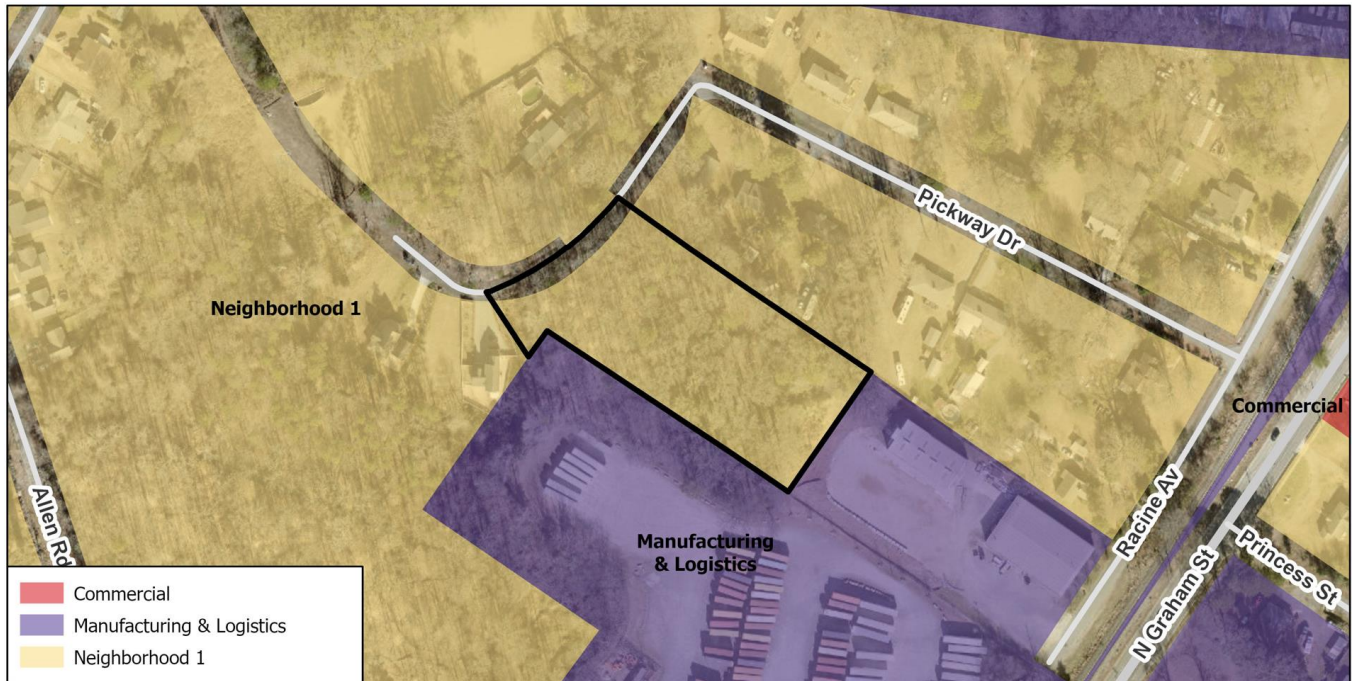
- South and east of the site is a trucking facility.

• **Rezoning History in Area**



- There have been no recent rezonings in the area.

• **Public Plans and Policies**



- The 2040 Policy Map calls for Neighborhood 1.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Pickway Drive, a City-maintained local street, west of Racine Avenue, a City-maintained local street. 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:**

- There are no active projects in the area.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

## Current Zoning:

Existing Use: 10 trips per day (based on one dwelling unit).

Entitlement: 50 trips per day (based on 5 dwelling units).

Proposed Zoning: 45 trips per day (based on two duplexes and two triplexes).

**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 outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 1 student.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Governor's Village K-8 remains at 84%
    - Julius L. Chambers High remains at 134%.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 260 feet northeast of the rezoning boundary along Pickway Dr. A developer donated project will be required in cases there is not direct service. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Pickway Dr. 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES**Transportation

1. ~~Revise site plan and conditional notes to commit to dedicate 31.5 feet of right of way from the road centerline. Label and dimension the right of way from the road centerline on the site plan.~~

**Addressed**

2. ~~Revise conditional notes to commit to an 8' planting strip and 6' sidewalk per the CLDSM U-03A2 along Pickway Drive per UDO Article 33. The sidewalk should extend across the entire frontage, including at the intersection of the proposed public street and Pickway Drive as well as fully to property line.~~ **Addressed**

3. ~~Revise conditional notes to commit to milling and overlaying the entire section of Pickway Drive across the development frontage.~~ **Addressed**

Site and Building Design

4. Specify **in the conditional notes what type of planting standards will be provided** in the rear setback against PID 04517220 **and along the side of lot 4C**. Consider adding conditional notes for planting standards that mirror the standards outlined for Class B or Class C Landscape Yards. ~~Add a 6' opaque wooden fence along the site's boundary against PID 04517220.~~

5. ~~Add a 6' opaque wooden fence along the site's boundary against PID 04517209.~~ **Addressed**

6. Modify the driveways shown for the triplex buildings to be compliant with Article 19.6.A.1.a.

**REQUESTED TECHNICAL REVISIONS**Land Use

7. ~~Correct the listed zoning of PID 045-172-20 to ML-1.~~ **Addressed**

Site and Building Design

8. Clearly distinguish and label each building as being on its own lot. Sublots for the individual units should be distinguished by dashed lines.

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

**Planner:** Holly Cramer (704) 353-1902