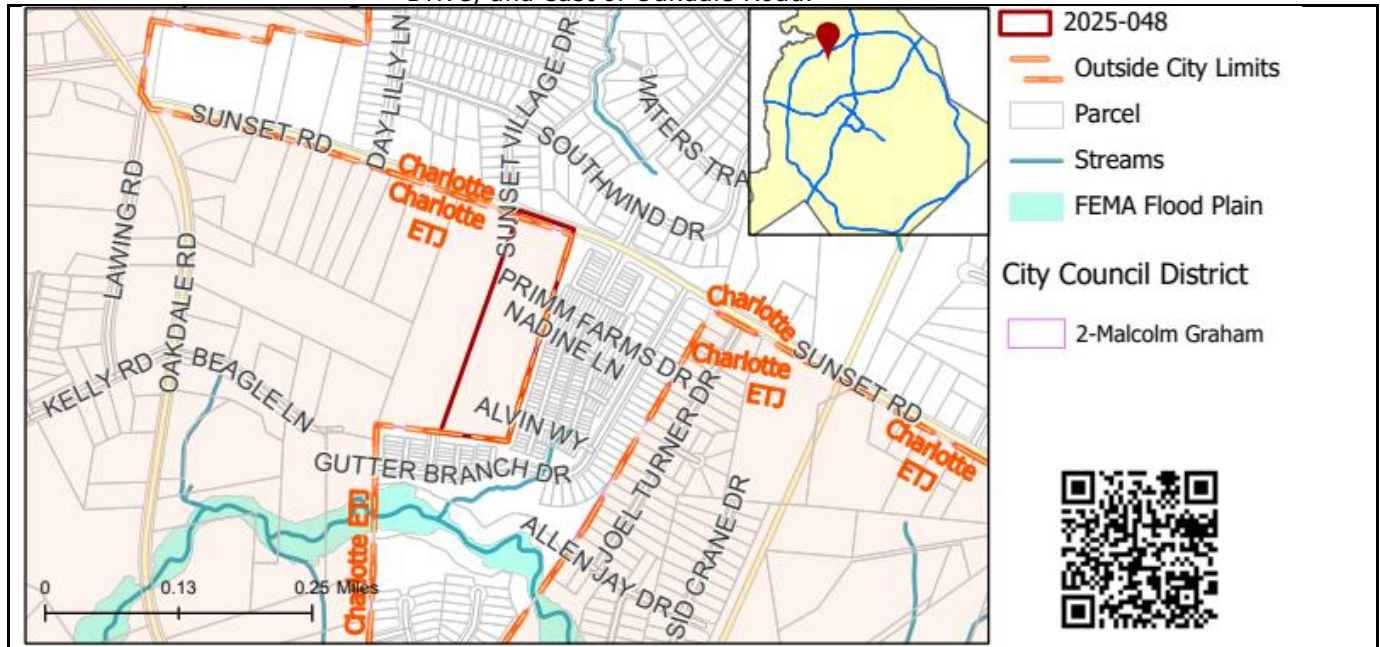


REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 7.96 acres located south of Sunset Road, west of Gutter Branch Drive, and east of Oakdale Road.



SUMMARY OF PETITION

The petition proposes the development of up to 80 multi-family attached residential units, the site is occupied by one single family home.

PROPERTY OWNER

William and Donna Hollar

PETITIONER

Castlebridge Residential Development

AGENT/REPRESENTATIVE

Bridget Grant; Moore and Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

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

- The site is situated along Sunset Road in a suburban area transitioning with new development, often multi-family in nature.
- Though inconsistent with the *2040 Policy Map*, the requested N2-A (Neighborhood 2-A, Conditional) zoning is consistent and compatible with nearby approved rezonings (including adjacent MX-2 and N2-A), ensuring the development complements with surrounding land uses.
- When assessing a place type change from Neighborhood 1 to Neighborhood 2, this site meets much of the preferred criteria indicating policy support for a potential Neighborhood 2 designation.

The criteria met by this petition includes minimum acreage, location along an arterial road, adjacency to preferred place types including Neighborhood 1 and Neighborhood 2, located just east of an activity center, and also located within an Access to Housing Gap as identified by the Equitable Growth Framework.

- The petition makes productive use of an infill site, providing new housing within an established area.
- Residents will have convenient access to Sunset Road and Oakdale Road, arterial streets that connect to local services and amenities.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

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

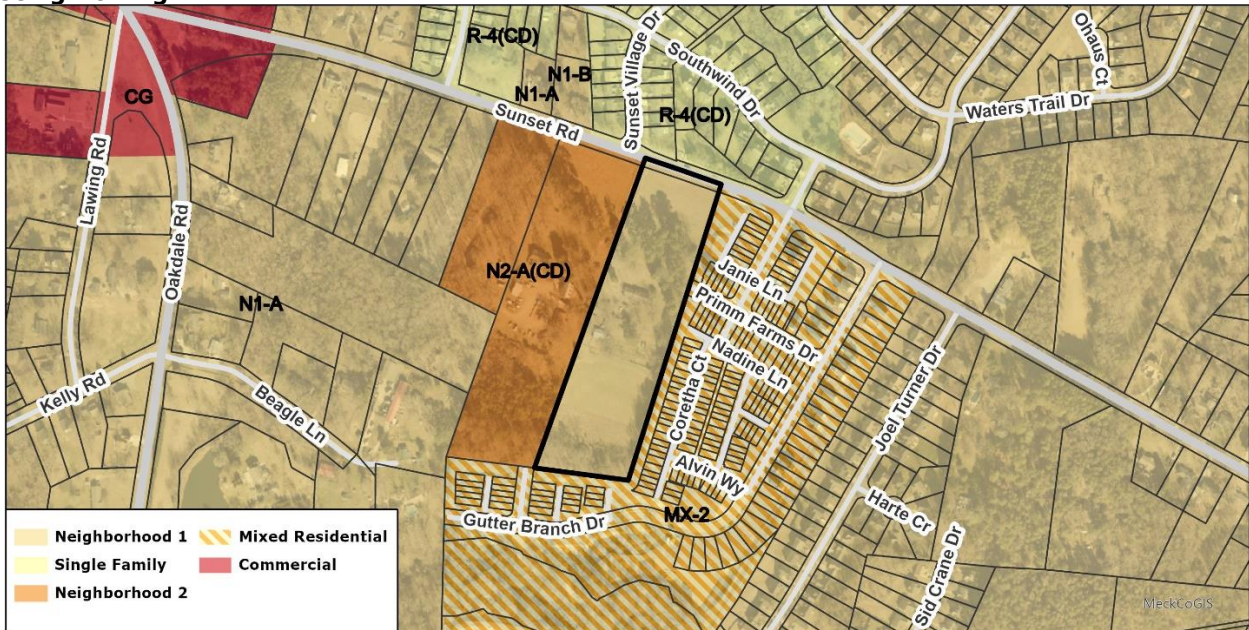
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 80 multi-family attached residential dwelling units on a ±7.96-acre site, consisting of duplex, triplex, quadplex, and multi-family attached dwellings as allowed in the N2-A(CD) zoning district. A minimum of 50% of the residential buildings within the multi-dwelling development will contain four (4) or fewer dwelling units. No more than six (6) attached dwelling units may be in a residential building.
- The site will be accessed via Sunset Road and two connections to McCauley Meadows Drive. These connections will be built as public streets to local residential wide cross-section standards.
 - One aligning with Citrine Road
 - One extending Primm Farms Drive.
- Along Sunset Road, an 8-foot planting strip and 12-foot shared-use path will be provided to meet the cross-section requirements.
- Internal sidewalk connections will be provided on both sides of public streets and throughout the site to connect all residential entrances to the sidewalk network and open space areas.
- A minimum 24-foot setback will be provided along Sunset Road as measured from the future back of curb. A 20-foot setback will be provided along internal streets.
- Open space will be provided and amenitized in accordance with UDO Article 5.4.
- Open space areas will meet or exceed minimum dimensional requirements, include enhanced landscaping, a mix of seating types, and specialty paving.
- Public open space areas will include four (4) or more enhanced elements, such as shade structures, public art, or decorative lighting, among others as further defined and quantified by the petitioner.
- Tree save areas and perimeter buffers will be provided per ordinance.
- *Street trees will also be planted along alleys at 40 feet on center, with one tree between buildings where strips are not feasible.*
- All dwelling units will be alley-loaded with rear-access garages and will front public streets or common open space.
- Buildings will exceed UDO design standards, including maximum blank wall lengths, required façade transparency, articulation between attached units, and porch or stoop requirements.
 - Limiting blank wall expanses to no more than 20 feet on any side facing Sunset Road, McCauley Meadows Drive, or internal streets.
 - Requiring building entrances within 10 feet of a sidewalk to be between 1 and 5 feet above or below sidewalk grade.
 - Providing a minimum of 25% ground-floor transparency and 15% upper-level transparency on end units.
 - Articulating building facades and including architectural features such as balconies, bay windows, or dormers.
 - Requiring front doors, stoops, and porches to face public or private streets or open space, and limiting garage orientation to alleys only.
 - *Vinyl siding will be limited to no more than 25% of any building façade along a frontage.*
- Screening mechanical equipment and service elements from public view and placing meter banks on side or rear elevations.

- The development will meet all applicable UDO standards for stormwater management, tree preservation, street tree spacing, and lighting.

Existing Zoning



- The subject site is zoned N1-A (Neighborhood 1-A) and is located along the south side of Sunset Road. It is directly adjacent to a mix of residential zoning districts. The area north of the site is zoned N1-A (Neighborhood 1-A), N1-B (Neighborhood 1-B), and R-4(CD) (single family residential, conditional). East and south of the site, adjacent parcels are zoned MX-2 (Mixed Residential) and are currently developed with a mix of attached and detached housing types.



The site is located on the south side of Sunset Road. North is established single-family neighborhoods, east is a residential development under construction (Ryan Homes at Sunset Creek), indicating growth. South of the site is scattered single-family dwellings on large lots with accessory structures. West of the site is N2-A(CD) (Neighborhood 2-A, Conditional).



The site is occupied by a single family home.



North of the site is zoned N1-A and R-4(CD), primarily established single-family residential neighborhoods.



East of the site, adjacent parcels are zoned MX-2 currently developed with a mix of attached and detached housing types.

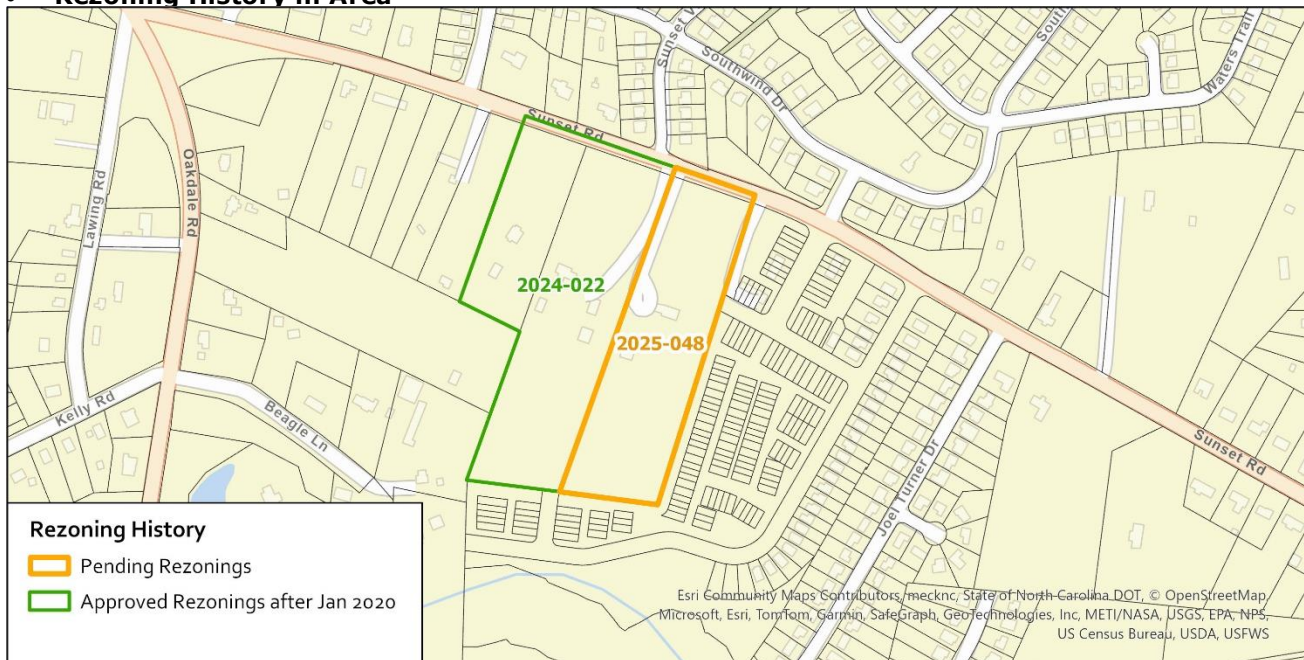


South of the site is MX-2 (Mixed-Use 2) zoning and single-family development.



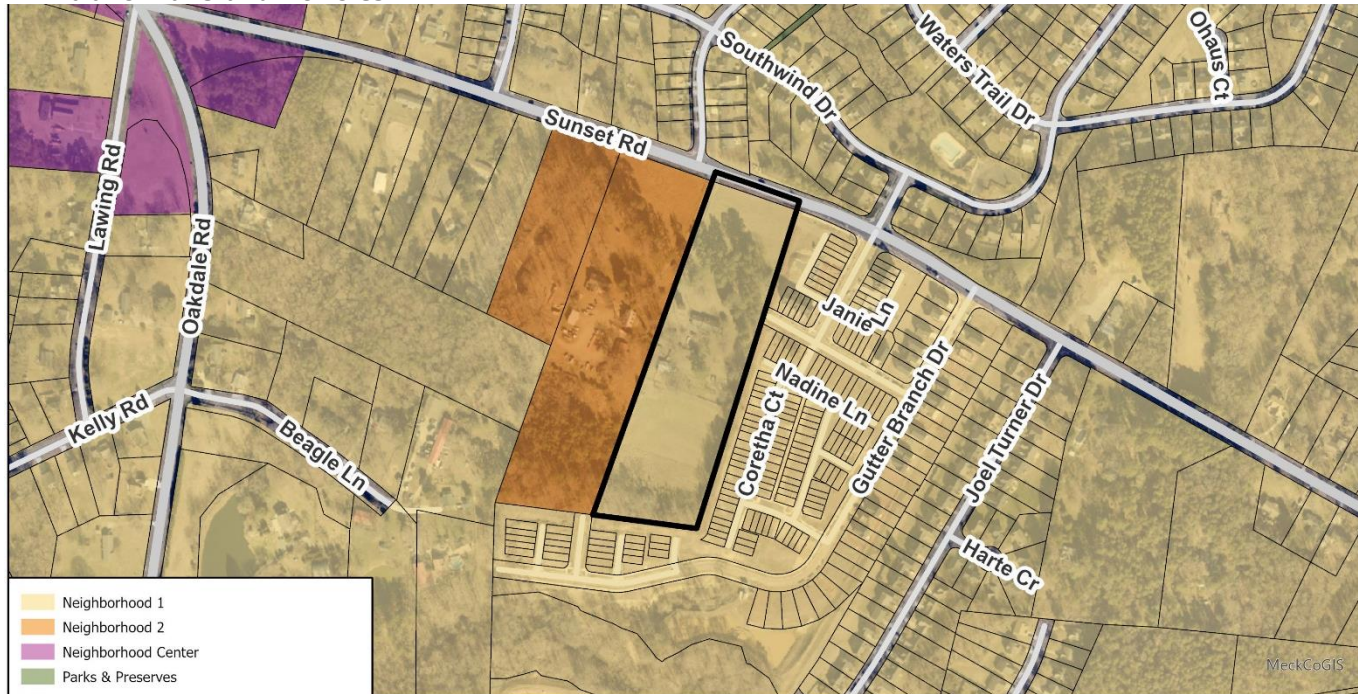
The area west of the site was recently rezoned as petition 2024-022 to N2-A(CD) (Neighborhood 2-A, Conditional) to allow for multi-family attached units.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-022	Rezoned 12.11 acres from N1-A (Neighborhood 1-A) to N2-A(CD) (Neighborhood 2-A, conditional) for the development of up to 110 multi-family attached dwellings and 4 duplex lots.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map calls for the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Sunset Road, a State-maintained minor arterial, east of Oakdale Road, a State-maintained minor arterial. 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. Site plan and/or conditional note revisions are needed to commit to updating the site plan to label the dimensions for future curb and gutter and labeling and dimensioning the right of way along McCauley Meadows Drive.

- **Active Projects:**

- CIP - Beatties Ford Road/Sunset Road Pedestrian Improvements, Phase 1
 - Project ID: PM51216049
 - Location Description: Sunset Rd. from Day Lilly Ln. to Beatties Ford Rd.
 - Project Description: Provide pedestrian and bicycle facilities on Sunset Road from Day Lilly Lane to Beatties Ford Road.
 - Project Type: Pedestrian and Bike
 - Project Phase: Design
 - Anticipated Start Date: Mid 2016
 - Anticipated Completion Date: Late 2027
 - PM: Adam Jarman, adam.jarman@charlottenc.gov
 - Project Impact: Advances Vision Zero Strategy

- **Transportation Considerations**

- See Outstanding Issues, Note 4, 5, and 6.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 15 trips per day (based on one single family detached unit).

Entitlement: 261 trips per day (based on Neighborhood 1-A, 23 dwelling units).

Proposed Zoning: 559 trips per day (based on multifamily attached, 80 dwelling units).

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:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** 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 14 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 14
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Oakdale Elementary from 96% to 99%
 - Ranson Middle from 88% to 88%
 - West Charlotte High from 96% to 96%.
- **Charlotte Water:** Only Water is accessible for this rezoning boundary. It is recommended that the applicant contact the Charlotte Water New Services at (704) 432-2854 for further information and to discuss options regarding sanitary sewer system capacity. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Sunset Rd. The closest sewer gravity main is approximately 250 feet northwest of the rezoning boundary along Sunset Rd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to sewer system connections. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **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:** See advisory comments at www.rezoning.org
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Site and Building Design

1. ~~Solid waste facilities should be located at least 25' from property lines, see Article 21.4.A., confirm compliance and revise location shown on the site plan.~~ Addressed.
2. ~~Revise architectural standards to just list prohibited building materials rather than preferred materials.~~ Addressed.
3. ~~Add street trees along alleys and commit to maximum spacing.~~ Addressed.

Transportation

4. ~~Label and dimension the curb and gutter from the centerline for each road on the site plan.~~ Addressed.
5. ~~Label McCauley Meadows Drive as U-03A1 for reference on the site plan.~~ Addressed.
6. ~~Label and dimension what the future right-of-way of McCauley Drive will be.~~ Addressed.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Land Use

7. ~~Revise development data table to list the proposed district as N2-A(CD).~~ Addressed.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163