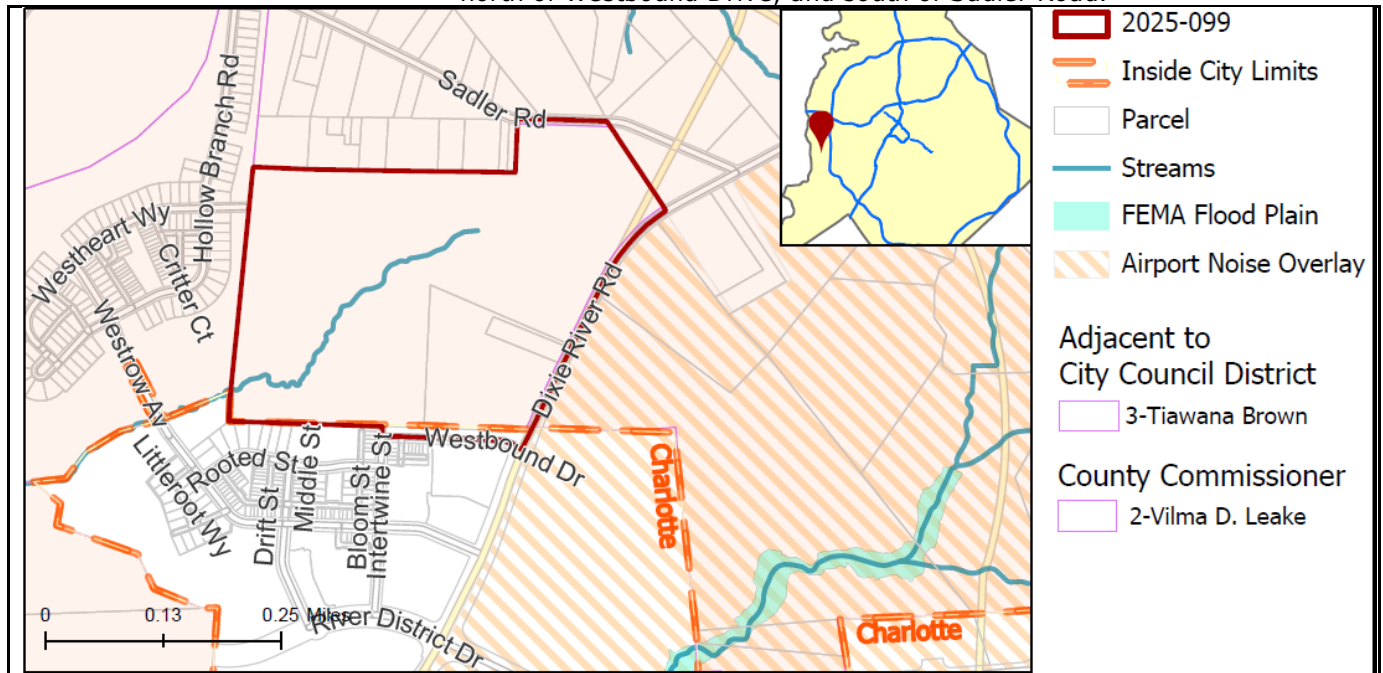


REQUEST

Current Zoning: N1-A (Neighborhood 1-A), MX-2 (INNOV) (Mixed-Use, Innovative)
Proposed Zoning: MX-2 (INNOV) SPA (Mixed-Use, Innovative, Site Plan Amendment)

LOCATION

Approximately 62 acres located on the west side of Dixie River Road, north of Westbound Drive, and south of Sadler Road.



SUMMARY OF PETITION

The petition proposes to add a one-acre parcel to a previously approved 61-acre site in the River District. An additional 22 residential dwelling units are proposed for a total of 510 dwelling units on the site.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Crescent River District LLC
Crescent River District LLC
Edwin Suddreth

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Community Activity Center Place Type.

Rationale for Recommendation

- The petition is consistent with the *2040 Policy Map* recommendation for the Community Activity Center (CAC) Place Type. The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential in a walkable and transit-friendly environment.
- The petition proposes to incorporate a one-acre parcel into a previously approved plan and to add a proportional number of residential dwelling units to the site.

- The petition maintains all previous commitments for development standards and transportation improvements.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

PLANNING STAFF REVIEW

- **Background**

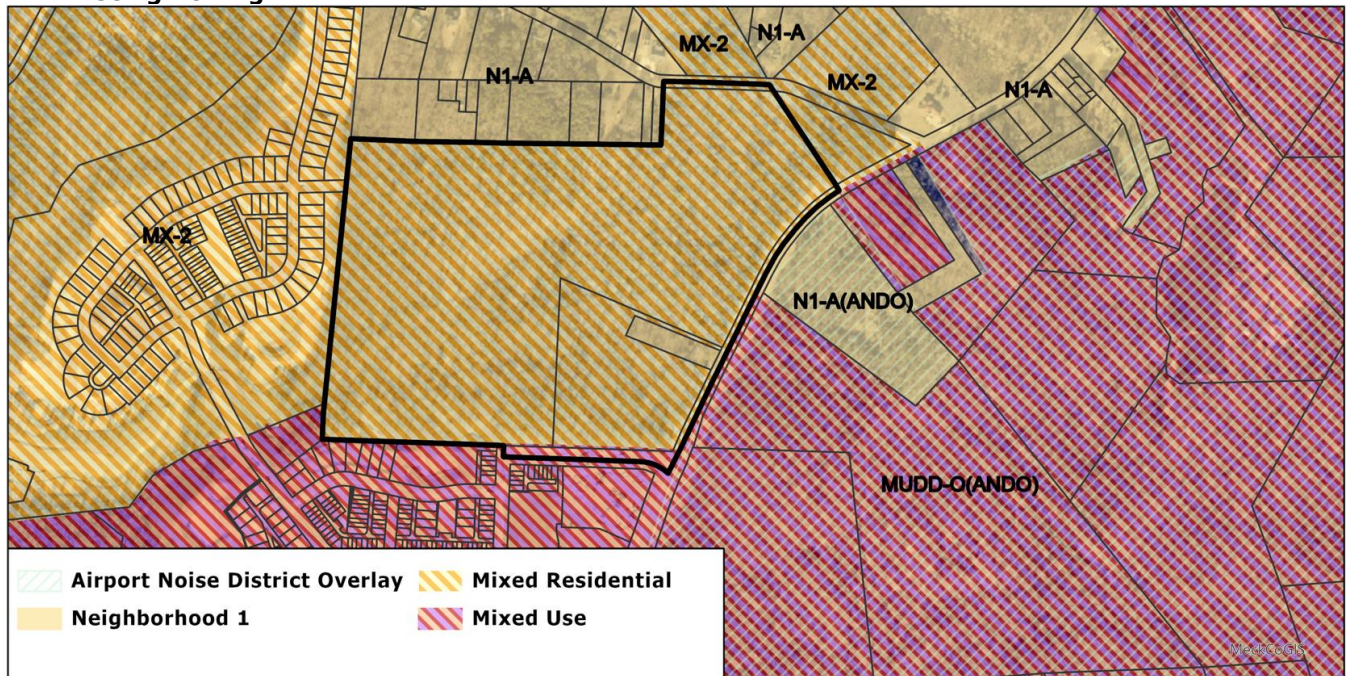
- Petition 2021-279 entitled 488 residential dwelling units of all types on a 61-acre site. This rezoning proposes to add one acre to the site and an additional 22 residential dwelling units.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Adds a one-acre parcel to a 61-acre parcel for a total of 62 acres.
- Increases the number of residential dwelling units of all types by 22, for a total of 510 residential dwelling units.
- Maintains all previous commitments for development standards and transportation improvements.

- **Existing Zoning**



- The site is zoned N1-A (Neighborhood 1-A) and MX-2 INNOV (Mixed-Use, Innovative) and is surrounded by N1-A (Neighborhood 1-A) to the north, MX-2 (Mixed-Use) to the northeast and west, and MUDD-O (Mixed-Use Development District-Optional) to the east and south.



The site, marked by a red star, is located within the River District development. Many of the nearby properties to the west, north, and east are heavily wooded, with a large mixed-use community under construction to the south.



Street view of the site as seen from Dixie River Road. Permit records indicate that the majority of the site is approved for construction.



Street view of single family detached residential use to the north of the site along Sadler Road.



Street view of wooded, vacant property to the east of the site across Dixie River Road.

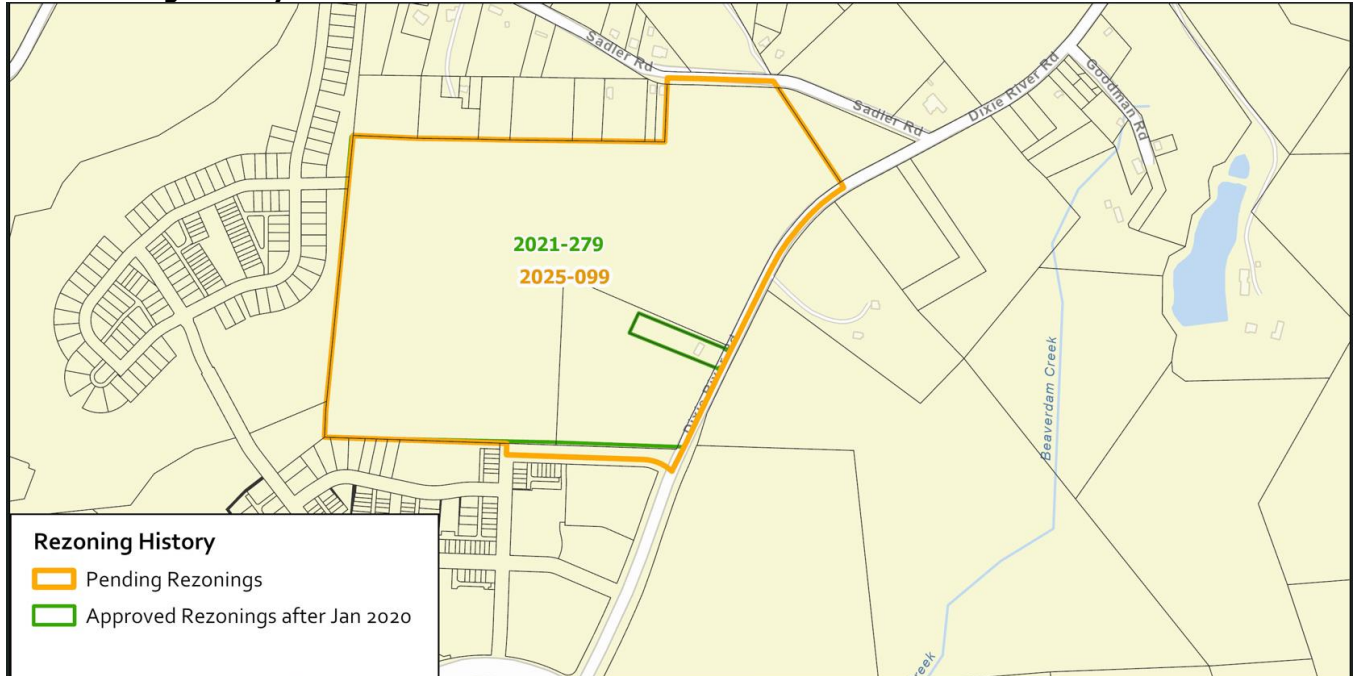


Street view of cleared construction site to the south along Dixie River Road. The site is entitled for a large mixed-use project known as the River District.



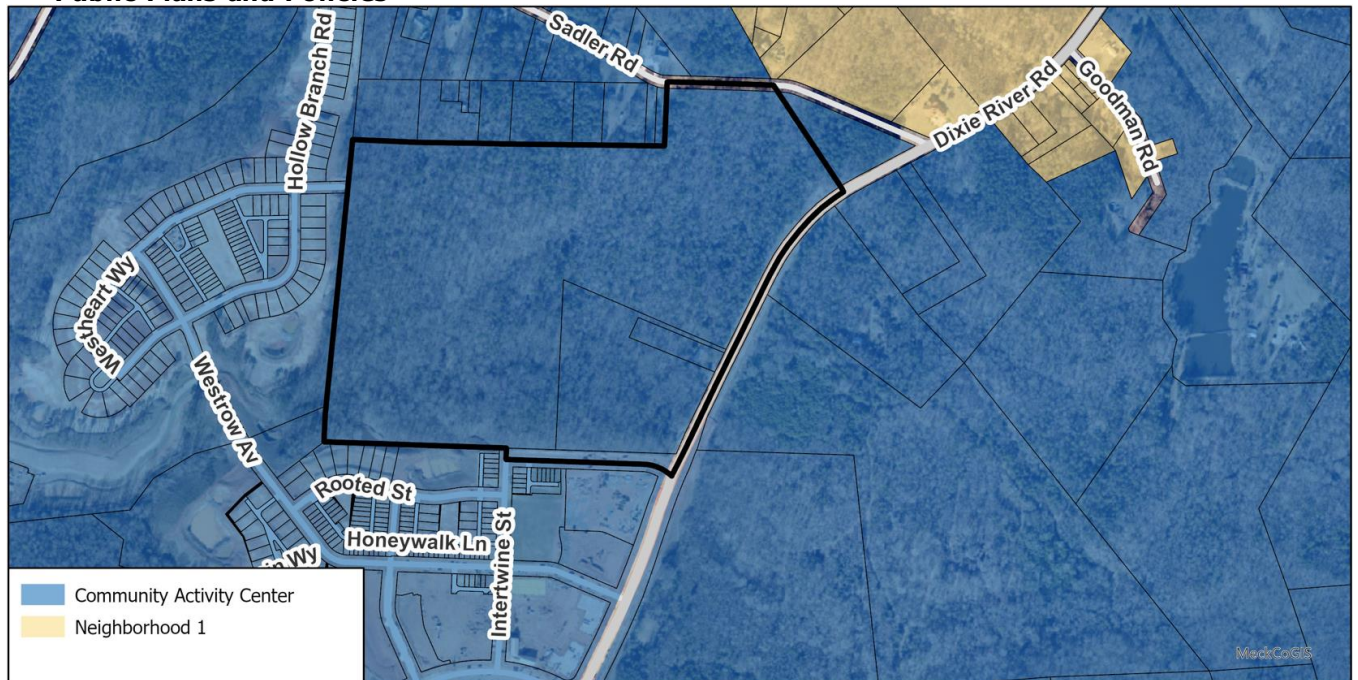
Street view of vacant, wooded property to the west of the site along Sadler Road. This 70-acre parcel is entitled for 102 single family detached units and 38 multi-family attached units.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-279	Request to rezone to MX-2 (INNOV) (Mixed-Use, Innovative) to allow 488 residential dwelling units.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Dixie River Road, a State-maintained major arterial, south of Sadler Road, a State-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. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 3,734 trips per day (based on 150 single family dwelling units and 338 multifamily dwelling units).

Proposed Zoning: 3,848 trips per day (based on 150 single family dwelling units and 360 multifamily 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:** This development may add 7 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:
 - Berryhill Pre-K-8 at 113%
 - West Mecklenburg High at 75%.
- **Charlotte Water:** Water distribution service will be dependent on the completion of a public infrastructure project—River North Subdivision. 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 water system connections. Sanitary sewer service will be dependent on the completion of a public infrastructure project—River North Subdivision. This project was identified to support current and future customers, and any proposed sanitary sewer flow shall be coordinated to discharge after completion of said project. 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. 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:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.