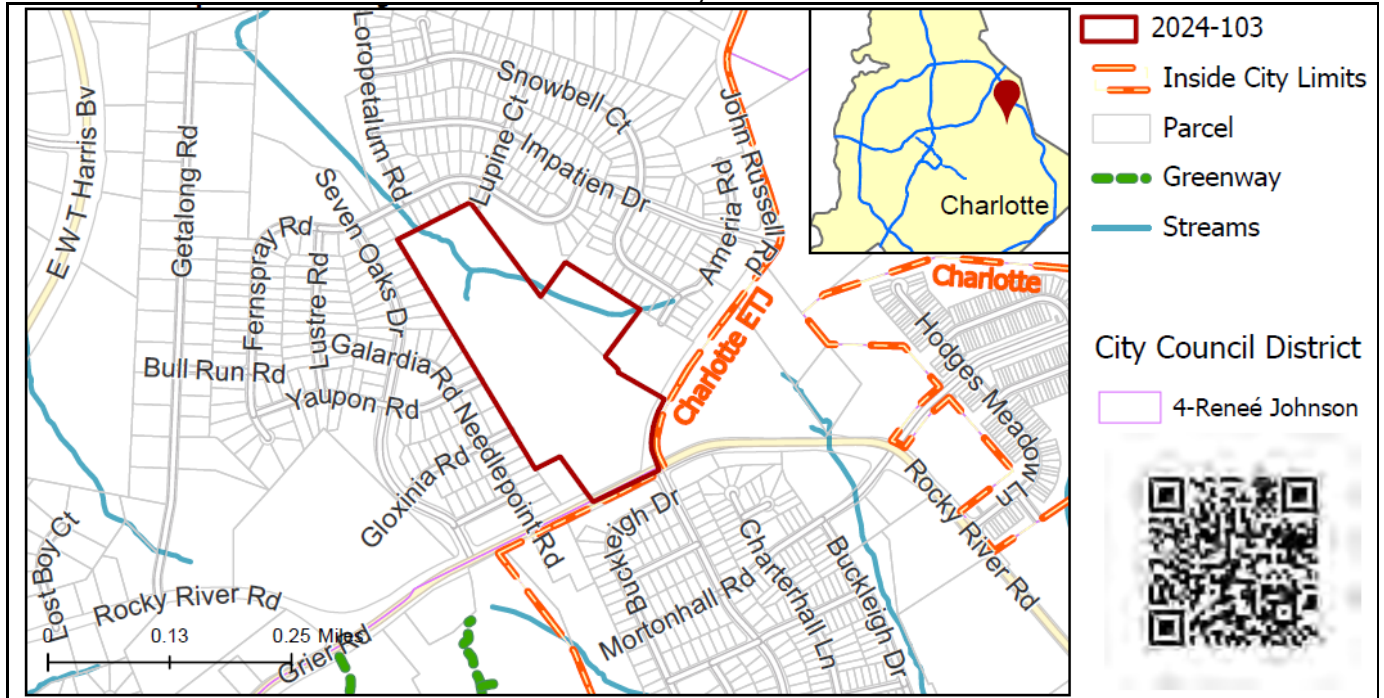


REQUEST

Current Zoning: N1-A (Neighborhood 1-A), R-8MF(CD) (Multifamily Residential, Conditional)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 24.46 acres located at the northwestern corner of the intersection of Rocky River Road and John Russell Road.



SUMMARY OF PETITION

The petition proposes to develop a property occupied by one single family detached dwelling with 127 multifamily attached dwellings and accessory uses.

PROPERTY OWNER

Redwood Charlotte Rocky River Road NC P1 LLC, Redeeming Word Ministries

PETITIONER

Rocky River Road Partners, LLC

AGENT/REPRESENTATIVE

Matt Langston

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 transportation and land use.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 Place Type.

Rationale for Recommendation

- The petition would help to address the need for new and diverse housing options in this portion of the city. The Equitable Growth Framework of the *2040 Comprehensive Plan* has identified housing as the highest priority need in this area.
- The petition is within ¼ mile of Reedy Creek Nature Preserve and Reedy Creek Greenway. Furthermore, a significant portion of the site is

preserved as tree save/common open space with an 8’ multi-use path providing connectivity to the neighborhoods to the north and west.

- The site is within one mile of a neighborhood center surrounding the intersection of WT Harris Boulevard and Rocky River Road.
- The site is within one mile of J.W. Grier Academy, a CMS elementary school.
- Existing zoning of the site allows for 75 multifamily attached dwellings as well as 3 acres of development under N1-A.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

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

PLANNING STAFF REVIEW

• **Background**

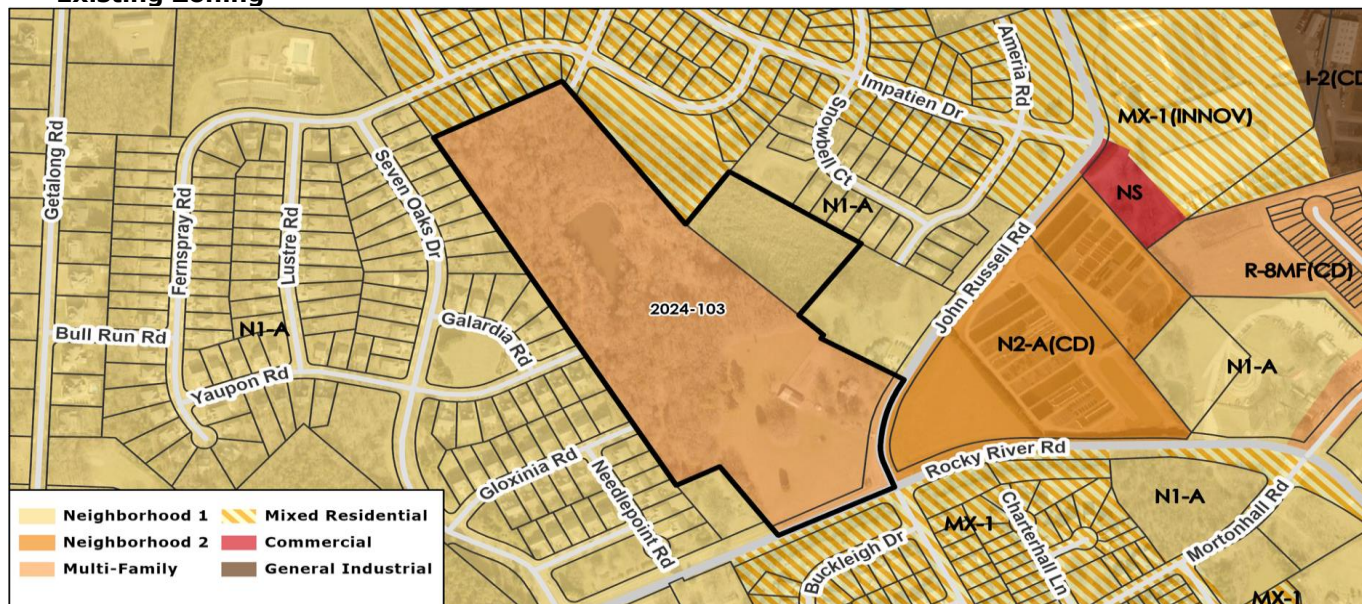
- The majority of the site was rezoned by petition 2021-089 to R-8MF(CD) to allow for 75 multifamily attached dwellings.

• **Proposed Request Details**

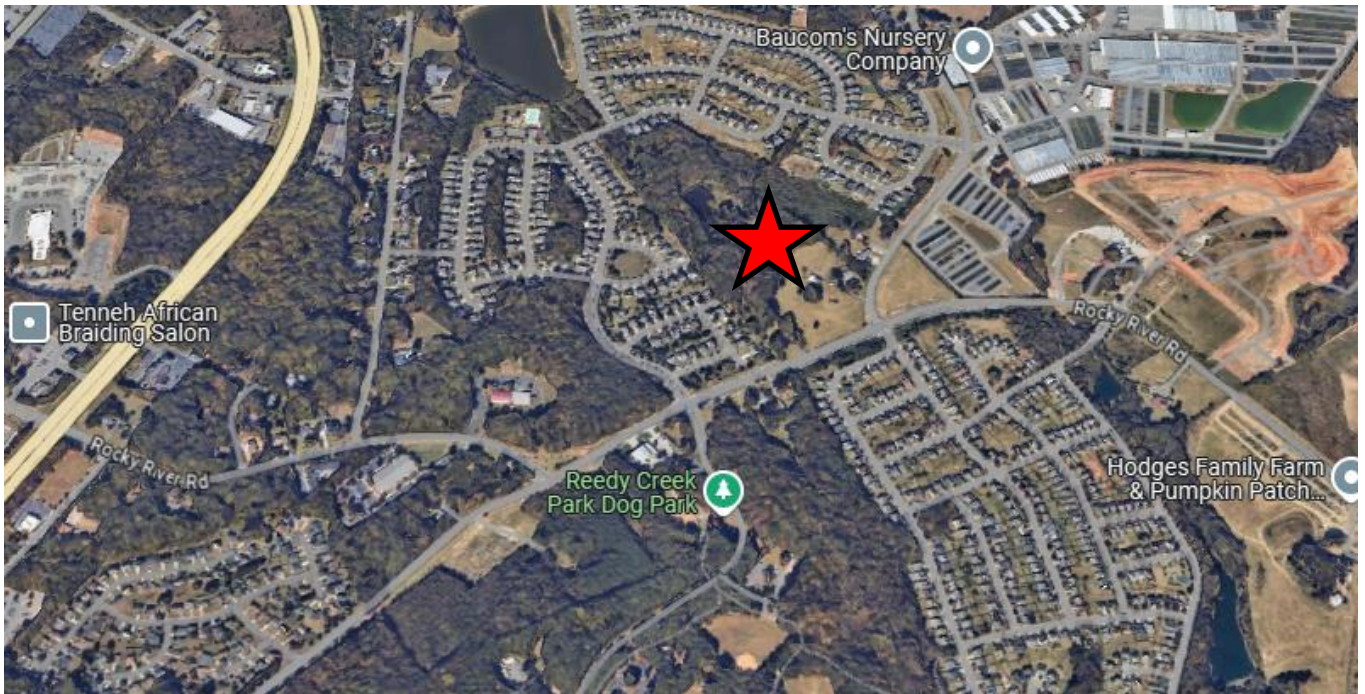
The site plan accompanying this petition contains the following provisions:

- Allows for the development of a community of 127 multifamily attached residential dwellings.
- Establishes a network of public streets and private alleys, including access from Rocky River Road and the extension of Gloxina Road.
- Alley loads most of the units.
- Preserves a significant portion of the rear of the site as open space.
- Offers a menu of possible open space amenities: enhanced plantings exceeding ordinance requirements, specialty paving materials, shading elements, seating options.
- Provides an 8’ multi-use path connecting through the open space from Lupine Court to an internal alley and Yaupon Road.
- Provides recessed parking in several locations to accommodate visitor parking.
- Establishes an 8’ planting strip and 12’ multi-use path along the site’s Rocky River Road and John Russell Road frontages.
- Implements 8’ planting strip and 8’ sidewalk on internal public streets.
- Limits blank wall expanses to 20’ on all building levels. Further limits blank wall expanses to 10’ for all corner/end units that face a public street.

• **Existing Zoning**



- The site is zoned R-8MF(CD) and N1-A and is surrounded primarily by residential zoning including N1-A, MX-1(INNOV), N2-A(CD), MX-1, and NS.



The site, marked by a red star, is surrounded by single family detached residential, with parks and preserves and commercial uses nearby.



Street view of the site as seen from the intersection of Rocky River Road and John Russell Road.



Street view of single family detached residential north of the site along Fernspray Road.



Street view of single family detached residential east of the site along Snowbell Court.

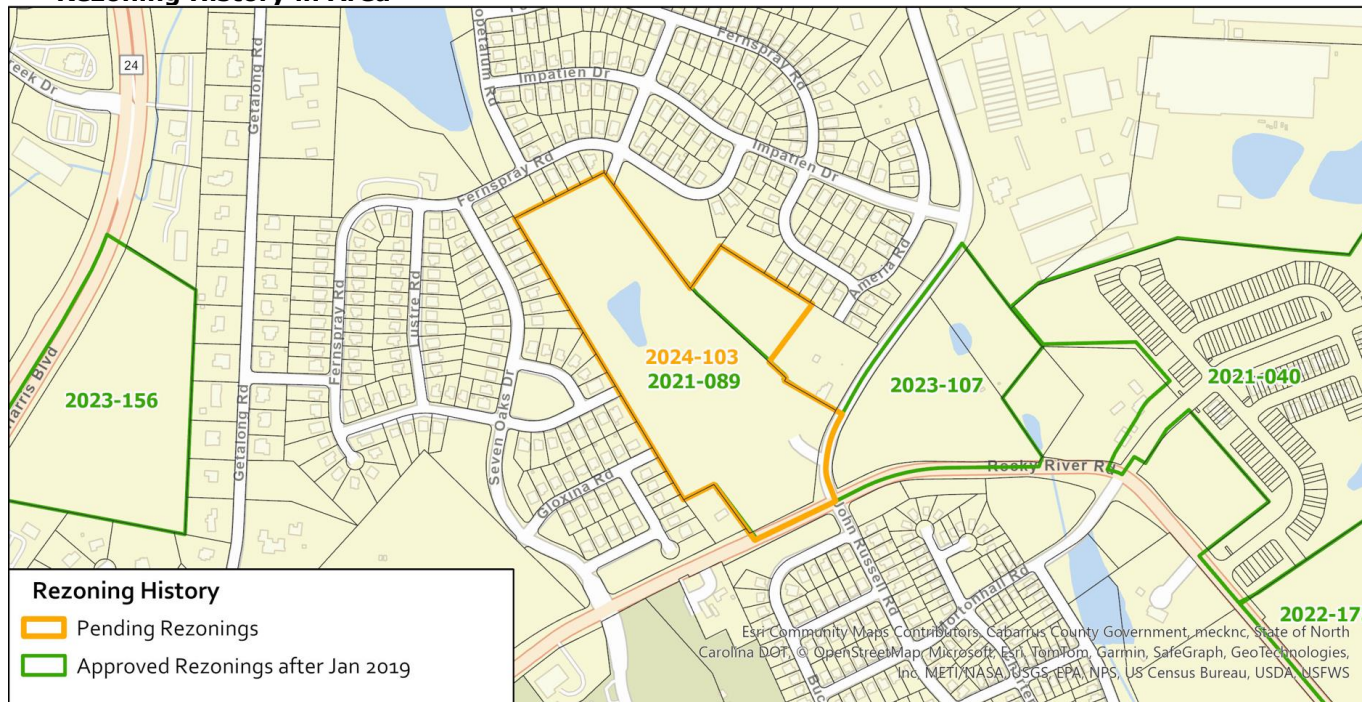


Street view of single family detached residential south of the site across Rocky River Road.



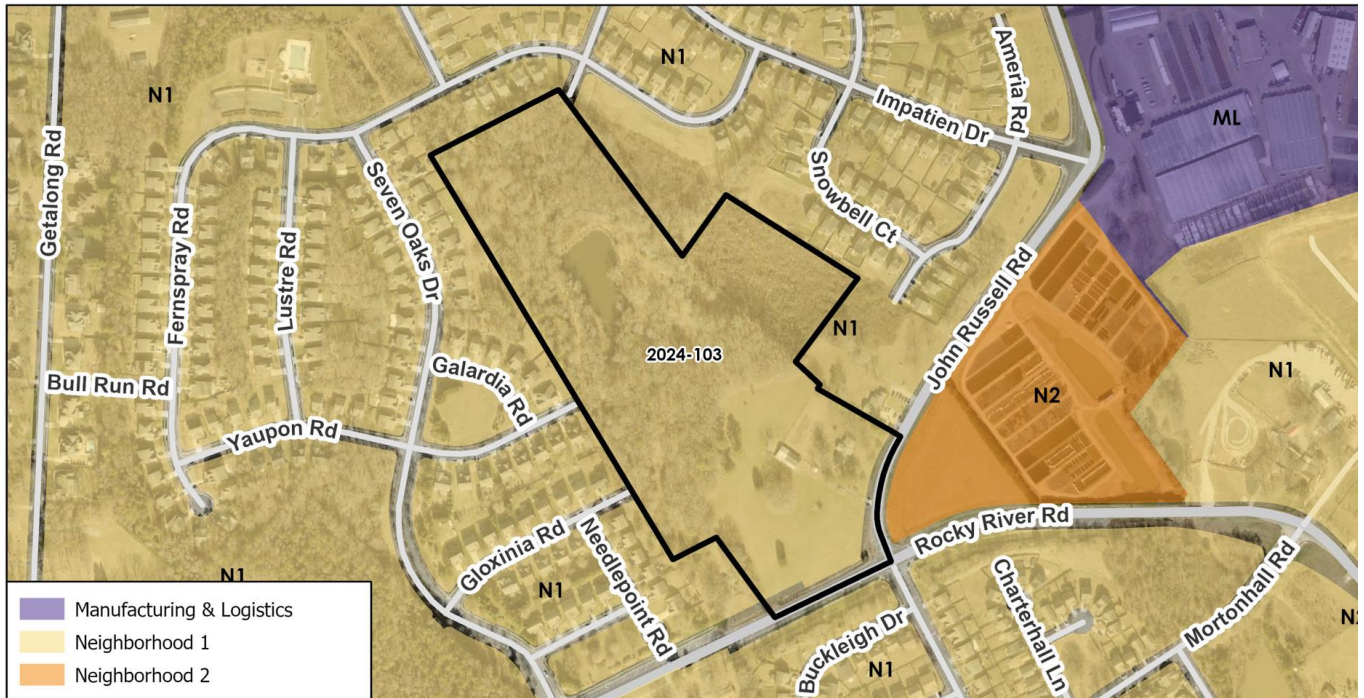
Street view of single family detached residential west of the site along Yaupon Road. A multi-use path would connect the proposed development to Yaupon Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-107	Request to rezone to N2-A(CD) to allow 116 multifamily attached dwelling units and 9,000 SF of non-residential uses.	Approved
2021-089	Request to rezone to R-8MF(CD) to allow 75 multifamily attached dwelling units.	Approved
2021-040	Request to rezone to R-8MF(CD) to allow 200 multifamily attached dwelling units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Rocky River Road, a State-maintained 4+ Avenue and John Russell Road, a State-maintained 2+ Avenue. 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. Based on the 917 daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment. Site plan and/or conditional note revisions are needed to commit to designing the site access from Rocky River to a Right-In Right-Out per NCDOT and relocating the curb and gutter along Rocky River Road. Further details are listed below.

- **Active Projects:**
- N/A

• **Transportation Considerations**

- See Outstanding Issues, Notes 1-2.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 729 trips per day (based on 75 single family attached dwelling units and 18 single family detached dwelling units).

Proposed Zoning: 917 trips per day (based on 127 single family attached 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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.

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- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 22 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - J.W. Grier Elementary from 101% to 104%
 - Northridge Middle at 111%
 - Rocky River High from 84% to 85%.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along John Russel Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 10503125. 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.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. Show Rocky River Road curblines at final location along with dimensions, callouts, and conditional notes.
2. Revise site plan to design site access on Rocky River to meet Right-In Right-Out NCDOT requirements. Access design shall be coordinated and approved by NCDOT and CDOT.

Land Use

3. Revise note I.1. to match the 127 proposed multifamily attached dwellings listed in the development data table.

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