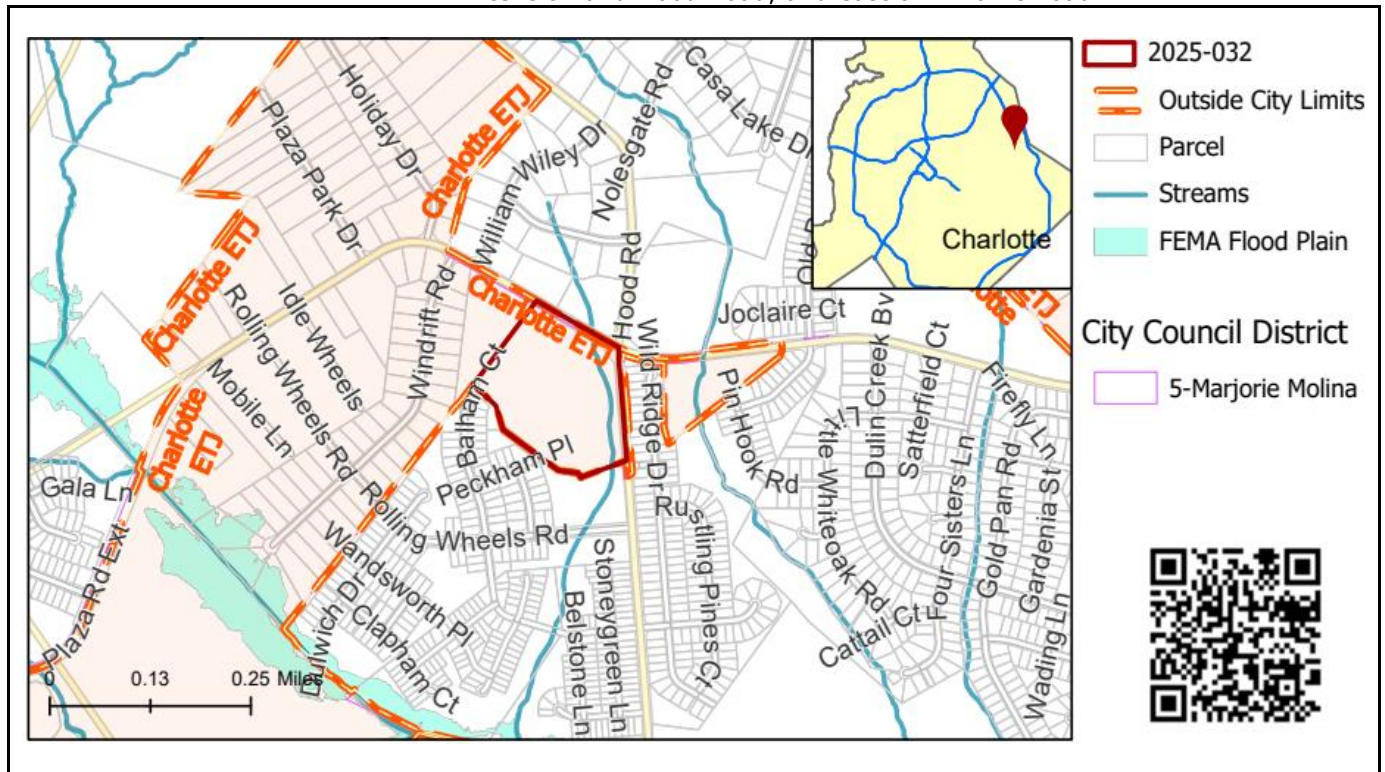


## REQUEST

Current Zoning: B-1 (CD) (Neighborhood Business, Conditional)  
Proposed Zoning: NC(CD) (Neighborhood Center, Conditional), N2-A(CD) (Neighborhood 2-A, Conditional)

## LOCATION

Approximately 15.80 acres located on the southwest corner of Plaza Road Extension and Hood Road, and east of Windrift Road.



## SUMMARY OF PETITION

The petition proposes a residential and commercial development of up to 94 multi-family attached dwelling units in the N2-A (Neighborhood 2-A) portion of the site and a maximum of 20,000 square feet of a health/fitness facility and a maximum of 4,500 square feet of retail uses in the NC (Neighborhood Center) portion of the site.

## PROPERTY OWNER

Andy Thomas Dulin

## PETITIONER

Queen City Land

## AGENT/REPRESENTATIVE

Colin Brown and Brittany Lins, Alexander Ricks, PLLC

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 8

## STAFF RECOMMENDATION

Staff does not recommend approval of this petition in its current form.

### Plan Consistency

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

### Rationale for Recommendation

- The petition is adjacent to properties zoned N1-A and designated as the Neighborhood 1 Place Type by the 2040 Policy Map. Enhanced care should be taken to sensitively transition between a proposed Neighborhood 2

development with a Neighborhood Center and the established Neighborhood 1 developments.

- The proposed site plan should provide a mixture of housing types to integrate building forms containing 4 or fewer units, aligning better with the adjacent Neighborhood 1 development. Where the site directly abuts Neighborhood 1 uses, the plan should orient its least intense housing types such as duplexes and triplexes, with a gradual transition to more intense building forms across the site as it nears the NC portion of the proposal.
- The site plan should provide a more robust landscape yard along the southern property border where adjacent to the existing single family uses. The petitioner currently commits to a 10-foot Class C Landscape Yard, per minimum ordinance requirements.
- The site is located within proximity to the Reedy Creek Nature Center and Preserve.
- 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 the Neighborhood 1 Place Type to the Neighborhood 2 and Neighborhood Center Place Types for the site.

## PLANNING STAFF REVIEW

### • Background

- The site is currently zoned (petition 1993-025C) for a strip shopping center to allow up to 70,000 square feet of retail uses.

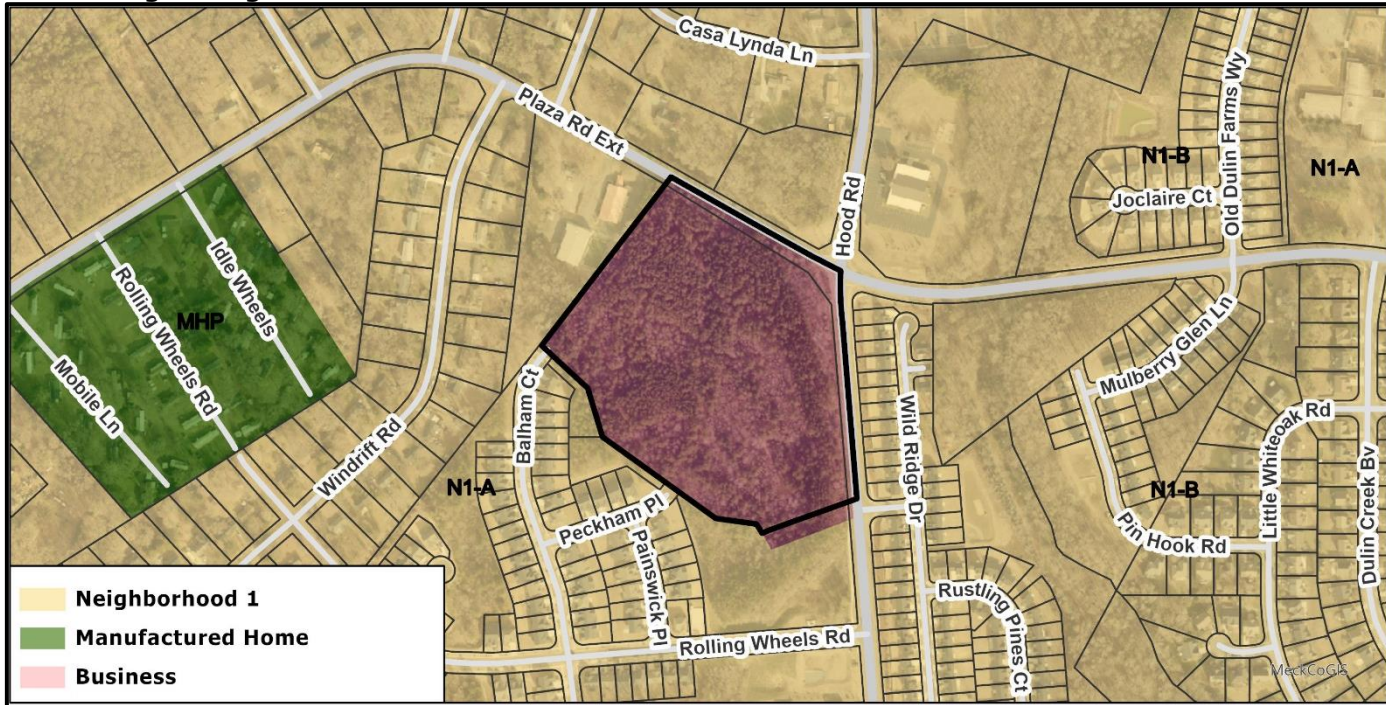
### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- The N2-A portion of the site allows up to 94 multi-family attached residential units.
- The NC portion of the site allows a maximum of 20,000 square-foot athletic club, health/fitness club, and/or racquet/tennis club. It also allows a retail plaza of up to 4,500 square-feet of retail uses.
- Prohibits the following uses in the NC portion: vehicle fueling facility, vehicle rental facility, minor vehicle repair facility, beneficial fill site, parking lot as principal use, cemetery, accessory drive-through, and religious institutions.
- Provides an 8-foot-wide planting strip and a 12-foot-wide multi-use path along Plaza Road Extension and 8-foot-wide sidewalks and planting strips on internal roads.
- Provides and 8-foot-wide planting strip and a 6-foot-wide sidewalk along Hood Road.
- Provides mulch walking trails with benches through the common open space area.
- Provides a minimum 10-foot-wide landscape yard along the southern property border where adjacent to the N1 existing residential place type.
- Dedicates a 38-foot right-of-way from the road centerline for the Site's frontage of Hood Road and a 39-foot right-of-way from the road centerline for the Site's frontage of Plaza Road Extension.
- Provides public street and sidewalk connectivity to Peckham Place and Balham Court.
- Commits a portion of the site along Hood Road to remain undeveloped to help protect the exiting wetlands and environmentally sensitive areas.
- Architecture and Design Standards:
  - All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or cement board, or similar materials.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
  - Garage doors visible from public streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
  - Direct sidewalk connections will be provided from dwelling entrances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets.
  - Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered and be at least 4-feet deep. Stoops and entry-level porches, if provided, shall be covered but shall not be enclosed.

- All corner/end units that face a public street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10-feet on all building levels.
- All buildings shall contain a maximum of 5 units per building.

- **Existing Zoning**



- The site is zoned B-1 (CD) (Neighborhood Business, Conditional). The adjacent zoning districts include N1-A (Neighborhood 1-A), N1-B (Neighborhood 1-B), and MHP (Mobile Home Park).





The site (indicated by the red star above) is located on the southwest corner of Plaza Road Extension and Hood Road, and east of Windrift Road. The surrounding uses are single-family homes, a mobile home park, and two religious institutions.



The property to the east along Plaza Road Extension is developed with a religious institution.





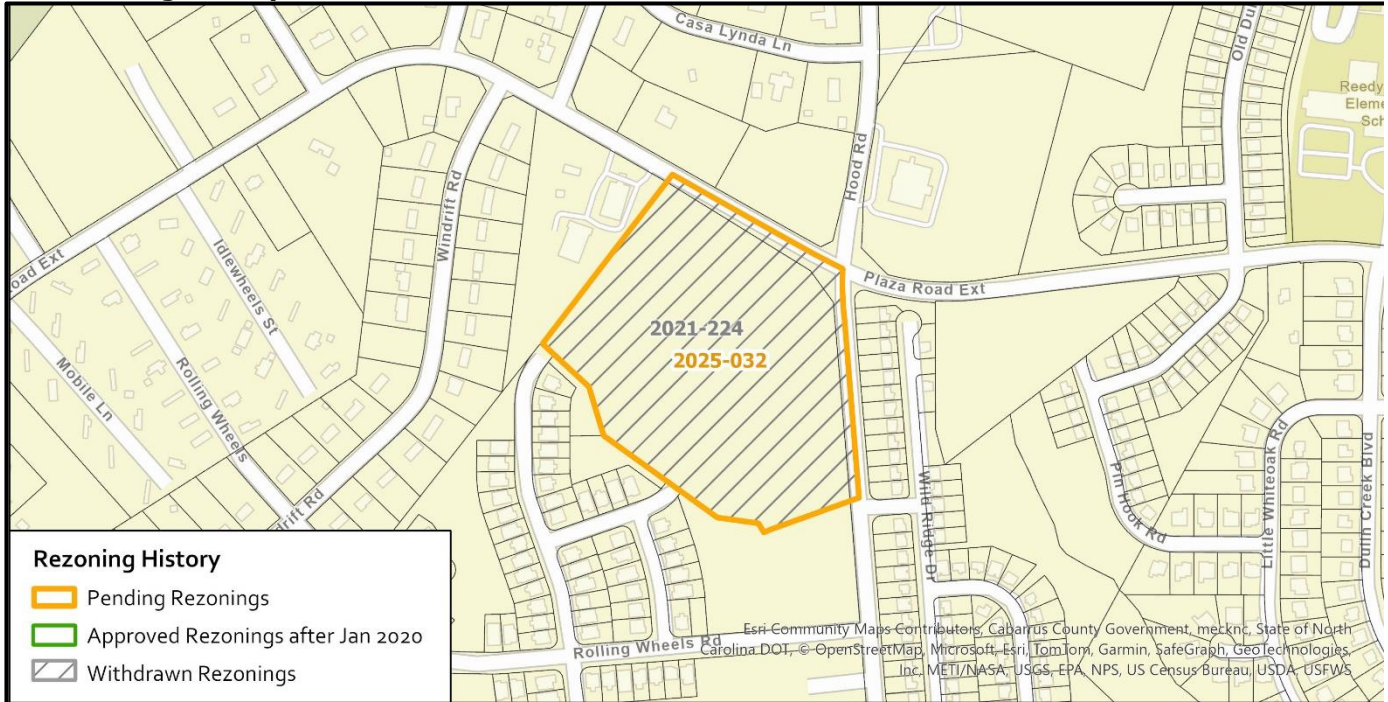
The property to the west along Hood Road is newly developed with single family homes. The red star denotes the petition's site.



The property to the south is newly developed with single family homes.

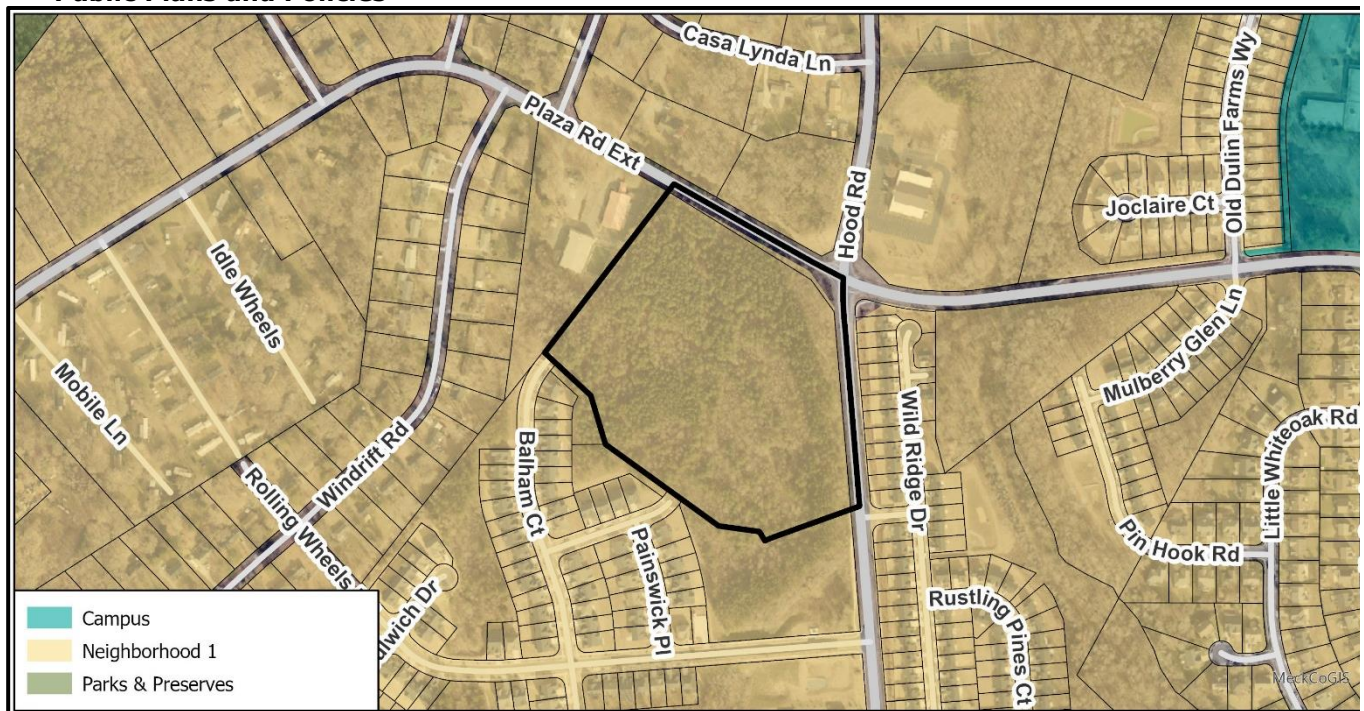


### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-224	Proposed rezoning 15.8 acres from B-1(CD) (Neighborhood Business, Conditional) to R-8MF(CD) (Multi Family Residential, Conditional) to allow up to 104 multi family dwelling units.	Withdrawn

### • Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

### • TRANSPORTATION SUMMARY

- The site is located on Plaza Road a State-maintained, arterial road and Hood Road a State-maintained arterial road. 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 1,419 daily trips, this will trigger a Tier 1 multimodal assessment. Site plan

and/or conditional note revisions are needed to commit to adding sidewalk to internal roadway, revising conditional notes and callouts relating to curblines, right-of-way, NCDOT coordination, and changing the typical section of the internal public roads.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-5.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 5,848 trips per day (based on 158,000 square feet of retail uses).

Proposed Zoning: 1,419 trips per day (based on 94 single family attached dwelling units, 20,000 square feet of athletic/tennis club, 4,500 square feet of retail).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 16 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:
    - JW Grier Elementary remains at 84%.
    - Northridge Middle remains at 94%.
    - Rocky River High remains at 87%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Plaza Rd Ext. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Plaza Rd Ext. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

### Transportation

1. Provide callout for Hood Road 24-feet from roadway centerline curb and gutter location. Also provide a conditional note committing to curblines locations for Plaza Road and Hood Road.
2. Revise site plan and conditional notes to provide required planting strip and sidewalk on both sides of proposed internal roadway network. Add a conditional note committing to this improvement.
3. Provide callout for 38 ft right-of-way dedication along Hood Road. Right-of-way dedication for Plaza Road in site plan callout does not match the value in conditional note V.c. CDOT requests that proposed ROW is placed 2-feet behind the back of sidewalk. Ensure that both callout and conditional notes reference the same distance from roadway centerline.
4. Remove on-street parking for the locations pictured below due to both being within curves. All horizontal curves for public roads must be a minimum of 150 feet per the CLDSM section I.B.1. The portion of road leading to the access along Plaza Road will maintain the CLDSM U-03C1 typical section. The other image will maintain the CLDSM U-03B1 typical section.
5. Provide callout commit to coordinating with NCDOT regarding roadway improvements along Hood Road like what is shown for Plaza Road. Provide a conditional note committing to this coordination for both roads.



Site and Building Design

6. For open space notes, provide quantitative metrics for features such as number of trees, seating, paved area, etc. and define terms such as enhanced plantings.
7. Provide a larger width landscape yard along the southern property border where adjacent to the N1 existing residential place type.
8. The allowed uses listed for the NC portion should match the language in the UDO.
9. Design the site with more sensitivity to adjacent single family uses, provide commitments to less intense building forms.

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

**Planner:** Michael Russell (704) 353-0225