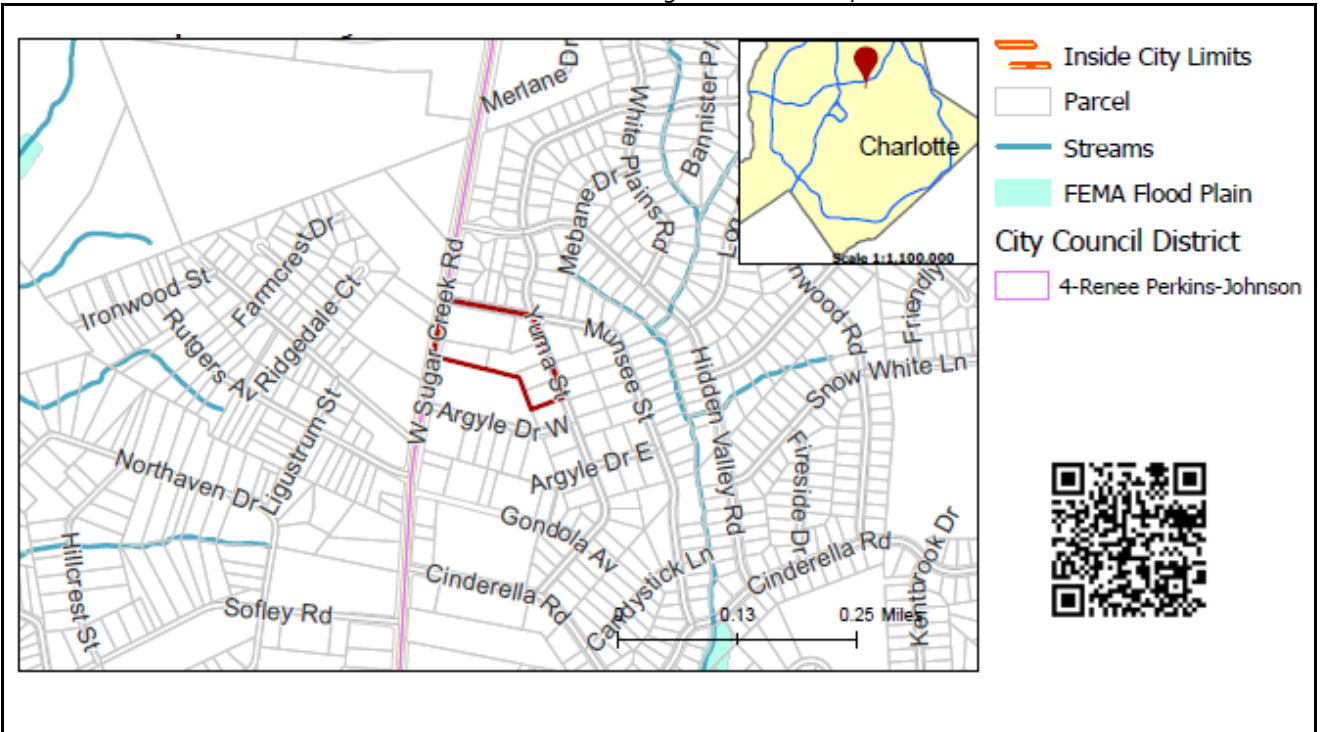


**REQUEST**

Current Zoning: MUDD-O (mixed use development, optional) and UR-2(CD) (urban residential, conditional)  
Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)

**LOCATION**

Approximately 4.48 acres located on the west side of Yuma Street, east of West Sugar Creek Road, and south of Interstate 85.



**SUMMARY OF PETITION**

The petition proposes to amend a previously approved rezoning 2018-154 to allow up to 52 multi-family residential dwelling units with a density of 11.6 dwelling units per acre.

**PROPERTY OWNER**

Charlotte-Mecklenburg Housing Partnership and Mayfield Memorial Baptist Church

**PETITIONER  
AGENT/REPRESENTATIVE**

Charlotte-Mecklenburg Housing Partnership  
Bridget Grant, Moore & Van Allen

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 54

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northeast District Plan (1996)* recommendation of residential use up to 12 units per acre.

Rationale for Recommendation

- This site was rezoned to UR-2(CD) and MUDD(O) as part of Rezoning Petition 2018-154. Petition 2018-154 proposed up to 50 multi-family dwelling units along with a park, retention of an

existing single-family home, and expansion of a parking facility for a nearby church.

- The current Rezoning Petition 2021-017 seeks to rezone the entire site to UR-2(CD) for a less intense development proposal, consisting of only the multi-family housing development and accessory uses and eliminating all other proposed developments from the 2018-154 rezoning. The site plan proposes two development areas. Development Area A includes the multi-family housing development and other accessory uses as allowed by UR-2 zoning, and Development Area B may be utilized as open space, an amenity area, and tree save.
- Proposed development fronting Yuma Street provides a front or side façade to existing single family detached dwellings fronting Yuma Street.
- The proposed density for the site is 11.6 DUA, consistent with the district plan recommendation of residential use up to 12 DUA.

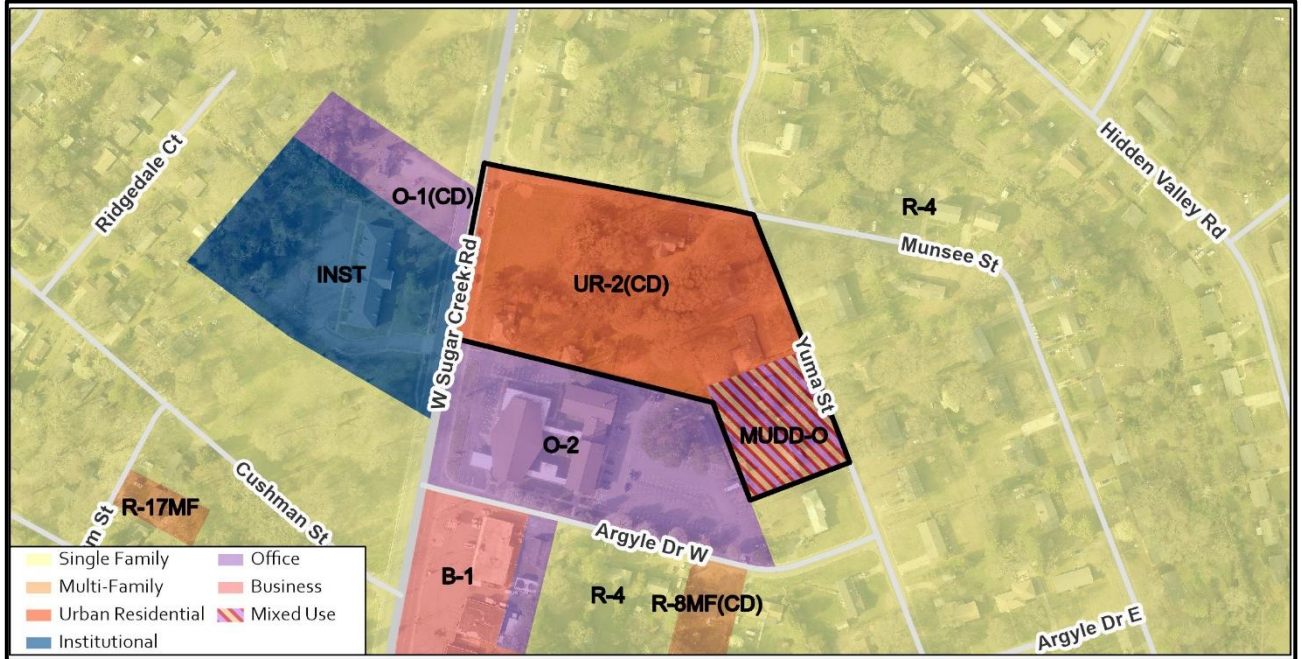
### PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Proposes two development areas:
  - Development area A allows up to 52 multi-family dwelling units. An increase of 2 units.
  - Development area B allows for open space, amenity area, and tree save uses.
- Reduction in development areas from three to two.
- Seeks to rezone the entire site to UR-2(CD) from UR-2(CD) and MUDD-O.
- Retains a workforce housing program to ensure that at least 90% of the new residential units constructed within Development Area A are reasonably priced for persons earning less than the median income for the area. The Petitioner will ensure that all the proposed Affordable Units constructed within Development Area A, for a period of not less than 20 years, maintain monthly rents that are income restricted for households earning up to 80% of area median income.
- Limits the site to two buildings.
- Limits building height to 60-feet.
- Retains the following architectural details:
  - Building materials will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows, soffits and on handrails/railings.
  - Buildings will be placed so as to present a front or side façade to the existing public streets.
  - Buildings will front a minimum of 60% of the total West Sugar Creek frontage.
  - Buildings exceeding 120-feet in length will include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations will be a minimum of 10-feet wide and shall project or recess a minimum of 4-feet extending through the building.
  - Building elevations will be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projection recesses, pilasters, banding and change in materials or colors.
  - Building elevations facing the existing public streets will not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

• Existing Zoning and Land Use



Rezoning 2018-154 for the subject site allowed up to 50 multi-family dwelling units, retention of an existing single-family dwelling for eventual reuse as a civic facility, a park, and additional parking for an abutting religious institution. Surrounding land uses on either side of West Sugar Creek Road include single family detached dwellings. In addition, a religious institution and retail uses are located on the east side of West Sugar Creek Road, and medical and general office uses are located on the west side of West Sugar Creek Road.



The subject property denoted by a red star.



The properties to the north along Munsee Street are developed with single family homes.



The property to the south along West Sugar Creek Road is developed with a religious institution.

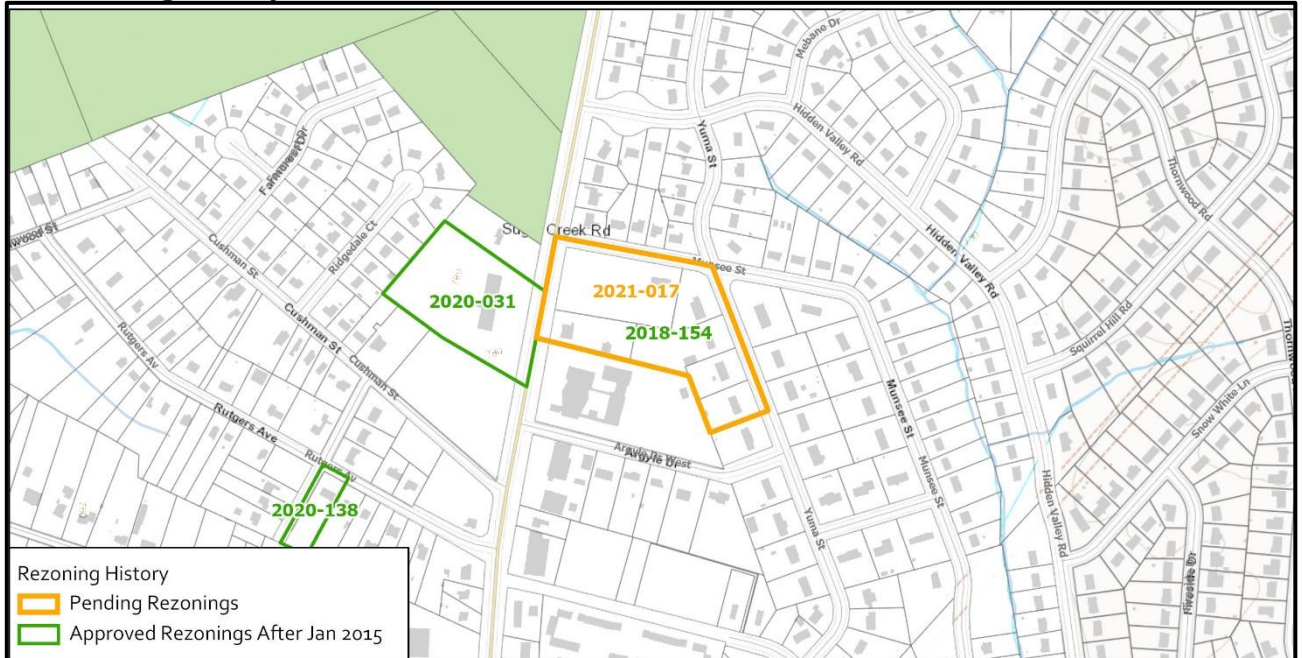


The properties to the east along Yuma Street are developed with single family homes.



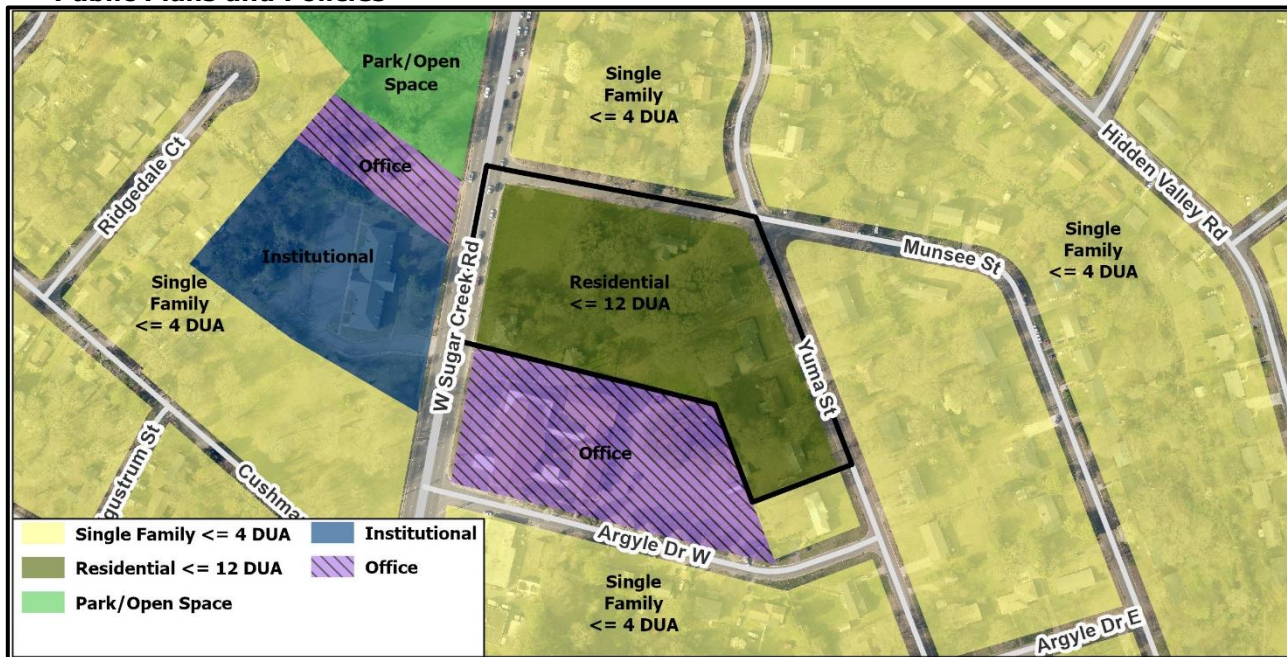
The property to the west along West Sugar Creek Road is a medical office.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-154	Rezoned 4.48 acres to allow redevelopment of the site to allow up to 50 multi-family dwelling units, retention of an existing single-family dwelling for eventual reuse as a civic facility, a park, and additional parking for an abutting religious institution.	Approved
2020-031	Rezoned 3.11 acres to a conventional district (INST) in order to allow all uses permitted by right and under prescribed conditions.	Approved
2020-138	Rezoned 0.472 acres to allow a new duplex and the retention of an existing duplex.	Approved

• **Public Plans and Policies**



- The *Northeast District Plan (1993)* calls for Residential up to 12 DUA.

• **TRANSPORTATION SUMMARY**

- The site is located on Sugar Creek Road (a State-maintained, Major Thoroughfare Road), Munsee Street (City-maintained, Local Street) and Yuma Street (City-maintained, Local Street). While the proposed rezoning is designated as 285 vehicle trips/day based on apartment use, this is less than the entitlement zoning designation with 355 vehicle trips/day. This petition does not propose access off Sugar Creek Road and there is an existing southbound left-turn lane from Sugar Creek Road to Munsee Street, where a potential site access is planned. The proposed project is including Workforce Housing. The petitioner has committed to installing 8-foot sidewalks along Munsee Street and Yuma Street, 6-foot sidewalk along Sugar Creek Road, and dedicating additional public right of way along all public road frontages, with new accessible ramps as well as a new CATS bus pad. Right-of-way will also be dedicated along West Sugar Creek Road to accommodate a future buffered bike lane, in accordance with the Charlotte BIKES Council-adopted policy. All CDOT comments have been addressed.

- **Active Projects:**

- None

- **Transportation Considerations**

- See Outstanding Issues, Notes 5,7, and 8. Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 95 trips per day (based on 7 single family homes).

Entitlement: 355 trips per day (based on 50 apartments, 1 single family home, and a 2,500-square foot community center).

Proposed Zoning: 285 trips per day (based on 52 apartments).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 13 students, while the development allowed under the proposed zoning may produce 14 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 1 student.

- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
  - Hidden Valley Elementary remains at 126%
  - Martin Luther King, Jr. Middle remains at 94%
  - Vance High from remains at 126%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along North Sugar Creek Road, a 6-inch water main along Yuma Drive, and a 6-inch main along Munsee Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along North Sugar Creek Road, an 8-inch main along Yuma Drive, and an 8-inch main along Munsee Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry:** ~~See Outstanding Issues, Note 7.~~ **Addressed**
- **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.

## OUTSTANDING ISSUES

### Transportation

- ~~1. Label and dimension the curb and gutter from the centerline for each road on the site plan.~~  
**Addressed**
- ~~2. Munsee Street: Revise the back of curb label "To be replaced with CLDSM 10.17A Standard 2'-6" Curb and Gutter"~~ **Addressed**
- ~~3. Yuma Street: Revise the back of curb label "To be replaced with CLDSM 10.17A Standard 2'-6" Curb and Gutter"~~ **Addressed**
- ~~4. 8-foot sidewalk required on all frontages. Revise the site plan to incorporate the 8-foot sidewalk on Yuma Street and Munsee Street. The wider sidewalk also meets the Charlotte WALKS Policy.~~  
**Addressed**
- ~~5. Site plan and conditional note(s) revisions are needed to revise conditional note (Section 4.a.) to provide a recorded access easement with the owner of PID (08904203).~~ **Addressed**
- ~~6. Revise note 4.a to read "Access to the site will be from Munsee Street and Yuma Street. Pending acquisition of a cross-access easement from Mayfield Memorial Baptist Church (PID 08904203), additional access may be provided in the form of an internal driveway connection"~~ **Addressed**
- ~~7. Revise note to state that the petitioner will dedicate and convey 57 feet of right of way from the existing centerline of W. Sugar Creek Road to CDOT/NCDOT.~~ **Addressed**
- ~~8. Revise conditional note to state the petitioner will construct two (2) directional ADA ramps at the corner of Munsee Street and Yuma Street, and two (2) directional ADA ramps at the corner of Munsee and W. Sugar Creek Road as generally depicted on the rezoning plan.~~ **Addressed**

### Environment

- ~~9. Add note that petitioner will comply with the City of Charlotte Tree Ordinance. The required 15% tree save must be preserved on-site. Show on site plan with widths.~~ **Addressed**

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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