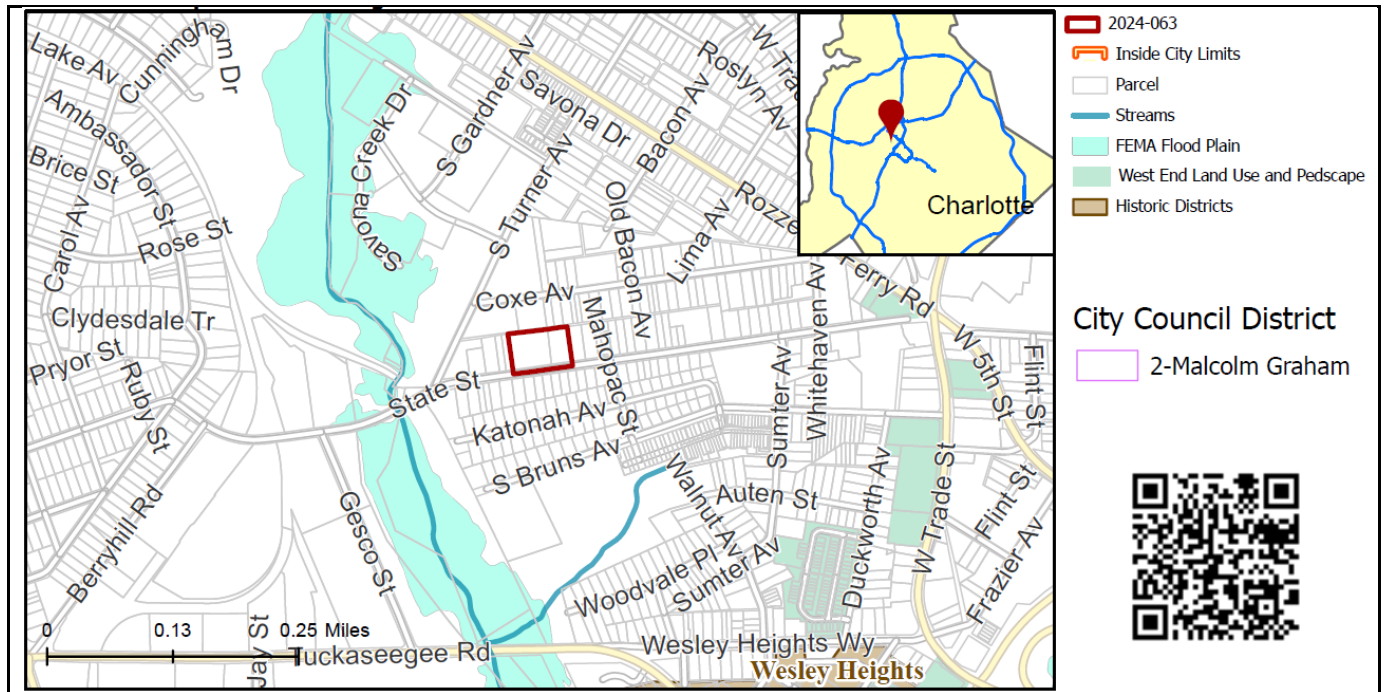


REQUEST

Current Zoning: N1-D (neighborhood 1-D), N2-B (neighborhood 2-B), and B-1(CD) (neighborhood business, conditional).
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

LOCATION

Approximately 1.33 acres along the north side of State Street, east of South Turner Avenue, and west of Beatties Ford Road.



SUMMARY OF PETITION

The petition proposes the development of up to 29 multi-family attached dwelling units. The site is currently developed with a commercial building and a material storage yard.

PROPERTY OWNER

Nathaniel E Jones, Jr.

PETITIONER

Chris Foley, Alchemy Development, LLC

AGENT/REPRESENTATIVE

Eddie Moore, McAdams

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 upon resolution of outstanding issues related to site and building design.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- While the site is designated as a Neighborhood 1 (N-1) Place Type by the *2040 Policy Map*, the property contains a mix of zoning districts including N-1, Neighborhood 2 (N-2), and business, and is abutting Manufacturing & Logistics, and office zoning districts.

- The site is bordered by Innovation Mixed Use (IMU) Place Type to the north and N-1 to the south. The *2040 Comprehensive Plan* recommends N-2 as a preferred transition between the IMU and N-1 Place Types.
- The site is located in an area with a wide variety of uses and the proposed development is in keeping with the character of the area which is rapidly diversifying from heavy industrial to a mix of light industry, office, retail, restaurant, and residential development.
- The proposed development would fill a need for housing in an area that has been identified as an Access to Housing Gap by the *Comprehensive Plan*.
- The site is located within a ½-mile the Five Points intersection, an area designated as a Neighborhood Center by the *2040 Policy Map*.
- The site is located less than a block from Stewart Creek Greenway as well as the Seversville and Martin Luther King Parks.
- The site is well served by transit and is located within a ½-mile walk of 2 Lynx Gold Line stations as well as the number 1, 7, 8, and 34 CATS local buses providing service between Little Rock and Scott Futrell Roads, Paw Creek, Callabridge Commons/Riverbend shopping centers, Northlake Mall, the Rosa Parks Community Transportation Center, and the Charlotte Transportation Center.
- 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 Place Type for the site.

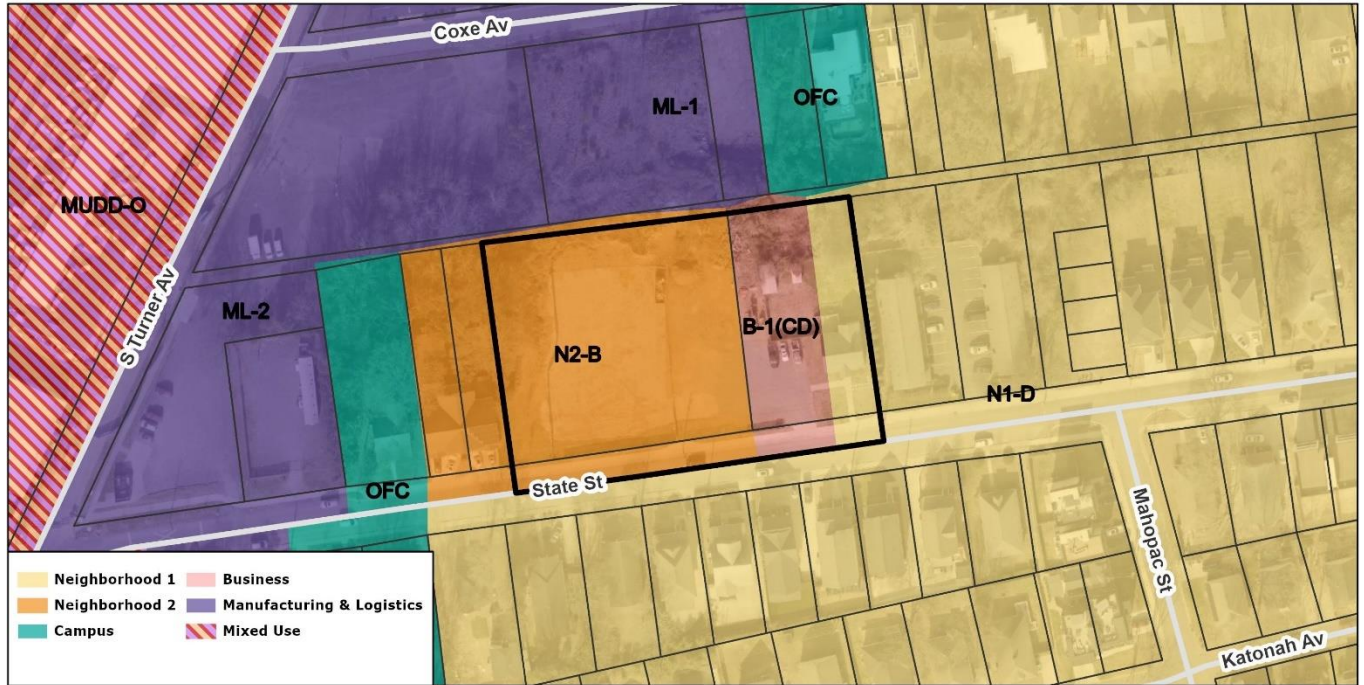
PLANNING STAFF REVIEW

• Proposed Request Details

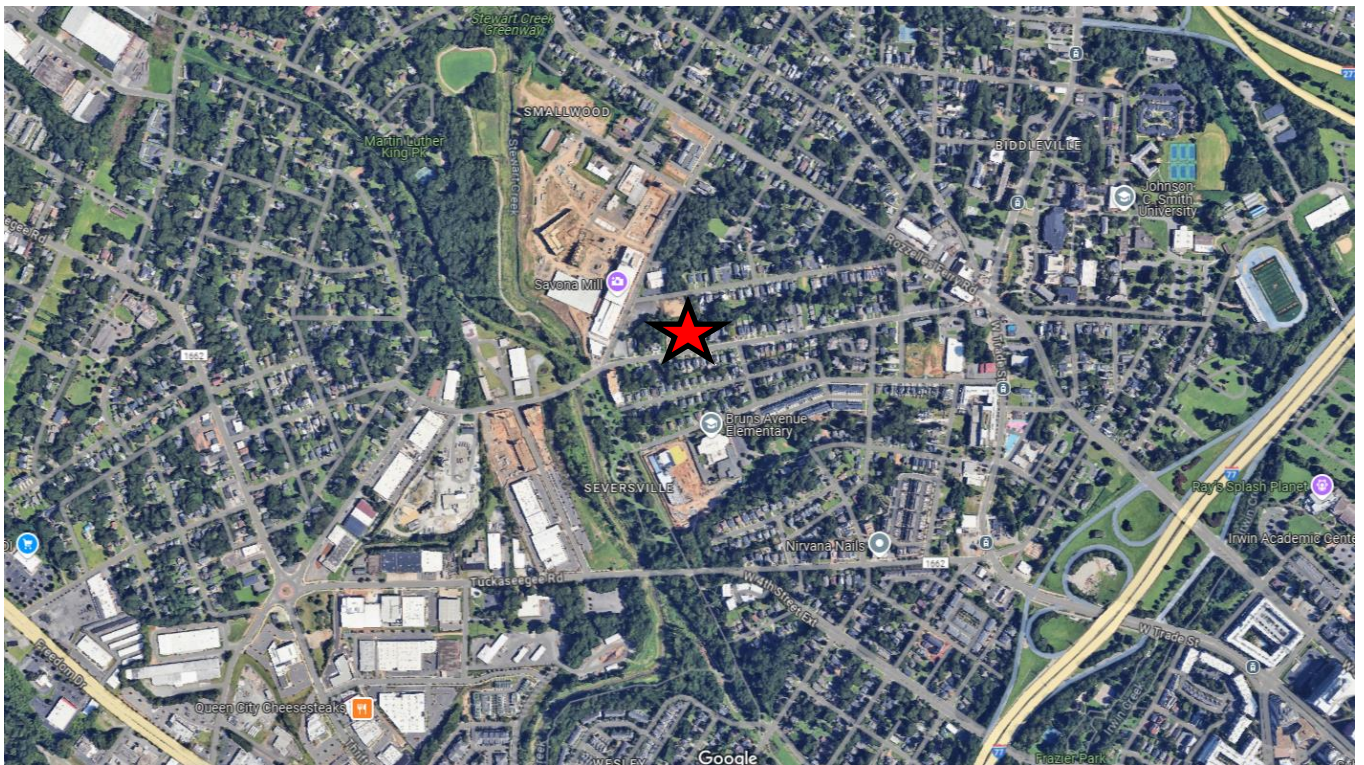
The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 29 multi-family attached dwelling units.
 - Limits the number of units per building to no more than 5.
- The following transportation improvements are proposed:
 - Vehicular access will be via a driveway on State Street to a network of internal alleys.
 - All transportation improvements will be completed prior to the issuance of the first certificate of occupancy (CO).
- The following landscaping and streetscape improvements are proposed:
 - Construct an 8' multi-use path and 8' planting stipe along State Street.
 - A 10' Class C landscape yard will be provided along the side and rear of the site.
 - Walkways will be provided from all residential entrances to the public street.
- The following architectural requirements are proposed:
 - Preferred and prohibited building material.
 - Minimum slop to pitch roofs.
 - Usable porches or stoops, raised entries, and blank wall limitations adjacent to public streets.
 - Building are limited to 150 feet in length.
 - HVAC, meter banks, and solid waste areas will be screen from public view.

- Existing Zoning



- The western portion of the site is zoned N2-B (neighborhood 2-B), the middle portion is zoned B-1(CD) (neighborhood business conditional), and the western portion of the site is zoned N1-D (neighborhood 1-D). The property is adjacent to properties zoned ML-1 and ML-2 (manufacturing & Logistics) and OFC (office flex campus) to the north. N2-B (neighborhood 2-B) to the west and N1-D (neighborhood 1-D) to the east and south across State Street.



The site (indicated by red star above) is located along the north side of State Street, east of South Turner Avenue, and west of Beatties Ford Road.



View of the site looking northwest from State Street. The site is developed with a commercial building, that was converted from a single-family house, and a storage yard.



View of single-family houses located across State Street from the site to the south.



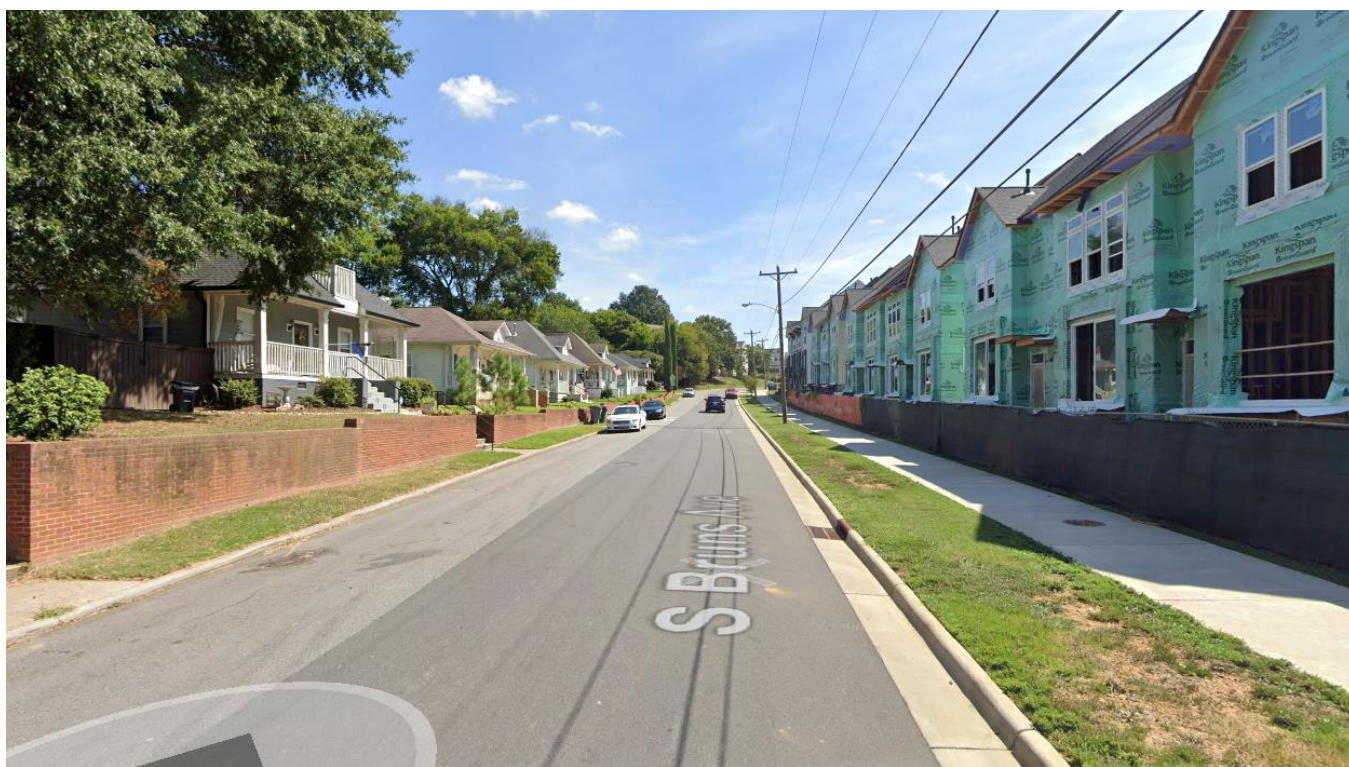
View of a multi-family development located on State Street east of the site.



View of the Savona Mill redevelopment project, currently under construction, which will contain office, retail, and residential uses located one block west of the site on Turner Ave.



View of the Link Apartments development, currently under construction, abutting Severyville Park and the Stewart Creek greenway. Located one block west of the site.



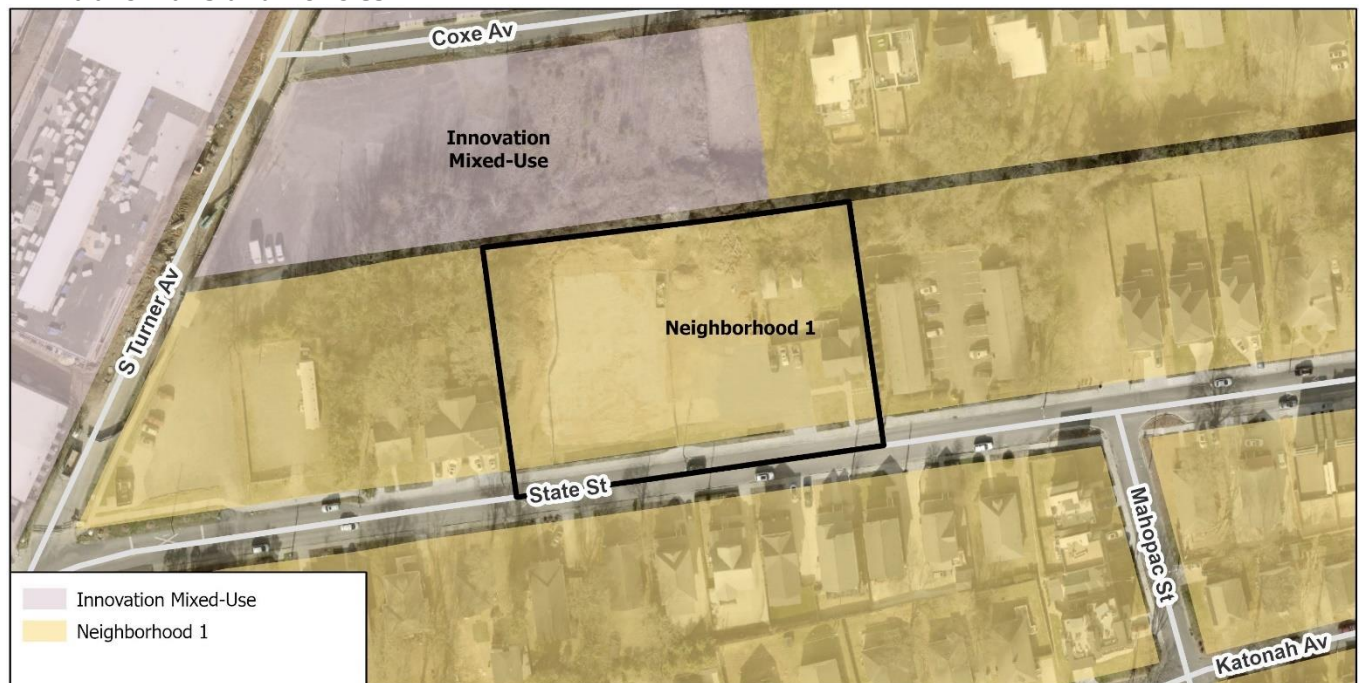
View of a recently constructed multi-family attached residential development adjacent to single-family homes. Located on Burns Ave 2 blocks south of the site.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-112	28 acres generally surrounded by Stewart Avenue, Chamberlain Avenue, Turner Avenue, State Street and Stewart Creek. From I-1 to MUDD-O.	Approved
2021-021	27.65 acres located on the north side of State Street, southwest of Rozzelles Ferry Road, and east of Tuckaseegee Road. From MUDD-O to MUDD00 SPA.	Approved

- Public Plans and Policies**



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

TRANSPORTATION SUMMARY

- The site is located adjacent to State Street, a City-maintained local street, east of Turner Avenue, a City-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. Site plan and/or conditional notes commit to constructing State Street as (U-3A1).
- **Active Projects:**
 - Project ID: PMES181539
 - Location Description: Turner Avenue to Five Points Plaza
 - Project Description: Construct sidewalk and enhanced pedestrian crossings and crosswalks along State Street from Turner Avenue to Five Points Plaza.
 - Project Type: Pedestrian and Bike
 - Project Phase: Complete
 - Anticipated Completion Date Year: Late 2020
 - PM: Lamar Davis - fldavis@ci.charlotte.nc.us
- **Transportation Considerations**
 - No Outstanding Issues.
- **Vehicle Trip Generation:**

Current Zoning: N2-B, B-1(CD), and N1-D.
Existing Use: 22 trips per day (based on 1,052sq.ft. of office).
Entitlement: 475 trips per day (based on 2, 053.5sq.ft. of retail, 1 SF and 12 MF dwellings)
Proposed Zoning: N2-A(CD) 171 trips per day (based on 29 MF dwellings).

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:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 1 student.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Burns Avenue Elementary remains 60%
 - Ranson Middle remains at 91%
 - West Charlotte High remains at 96%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along State St. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along State St. 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:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding Issues.

OUTSTANDING ISSUES**OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**Site and Building Design

1. Entitlement Services: specify a minimum number and maximum spacing for proposed alley street trees.