

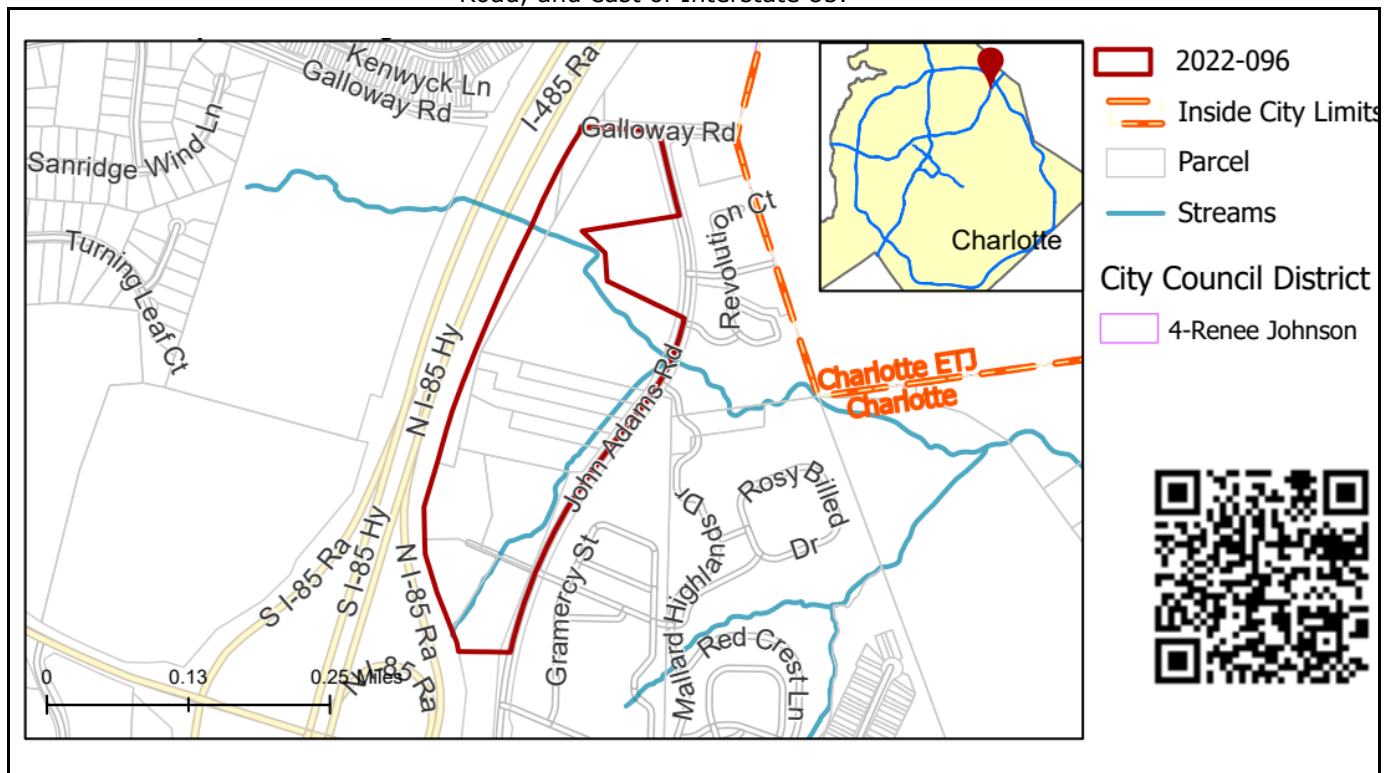
REQUEST

Current Zoning: N1-A (neighborhood 1-A), RE-3(CD) (research, conditional), OFC (office), CG (general commercial), B-1(CD) (neighborhood business, conditional).

Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 33.03 acres located along the west side of John Adams Road, south side of Galloway Road, north of West Mallard Creek Church Road, and east of Interstate 85.



SUMMARY OF PETITION

The petition proposes to develop a residential community containing a maximum of 345 single-family attached dwelling units in a townhouse style.

PROPERTY OWNER

N11AVE, LLC

PETITIONER

Kairoi Residential

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw & Hinson, P.A.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 0 (petitioner held 2 meetings)

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1, Campus, and Commercial Place Types.

Rationale for Recommendation

- This petition proposes to increase housing inventory and add to the variety of housing options in the area.

- Though inconsistent with the *Policy Map* the proposed uses would be better aligned with the residential sites in the surrounding area.
- The proposed residential uses would be well supported by the Commercial and Community Activity Center Place Types in the area.
- The petitioner proposes to commit 1.5 acres of the site to Mecklenburg County Parks and Recreation for use as a future park.
- This petition proposes amenity areas that may include a clubhouse, fitness center, pickleball court, or swimming pool.
- The petition is proposing streetscape improvements on its frontage along John Adams Rd and Galloway Road, including an 8-foot sidewalk and 8-foot planting strip.
- This petition proposes an internal street network to include minimum 8-foot sidewalks and 8-foot planting strips, as well as walkways to provide pedestrian connections from all residential entrances to sidewalks along internal private streets, drives or alleys.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1, Campus, and Commercial Place Types to the Neighborhood 2 Place Type.

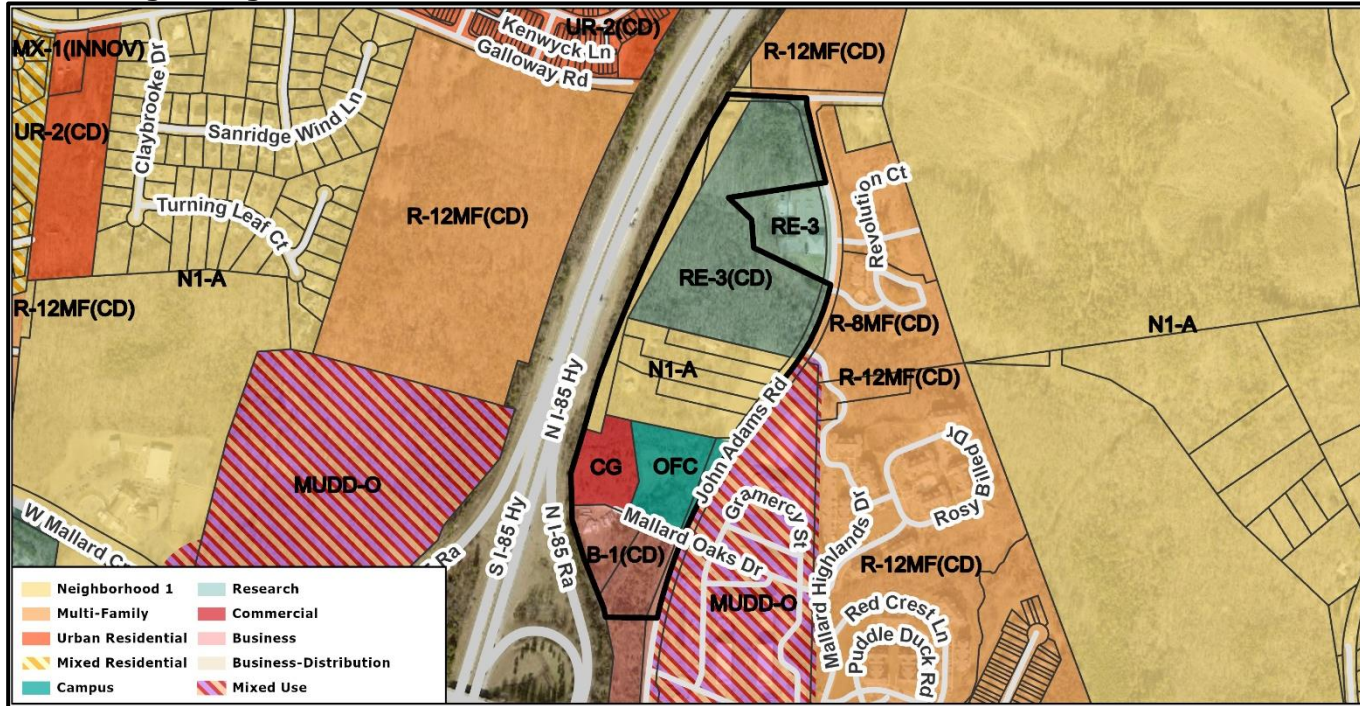
PLANNING STAFF REVIEW

- **Proposed Request Details**

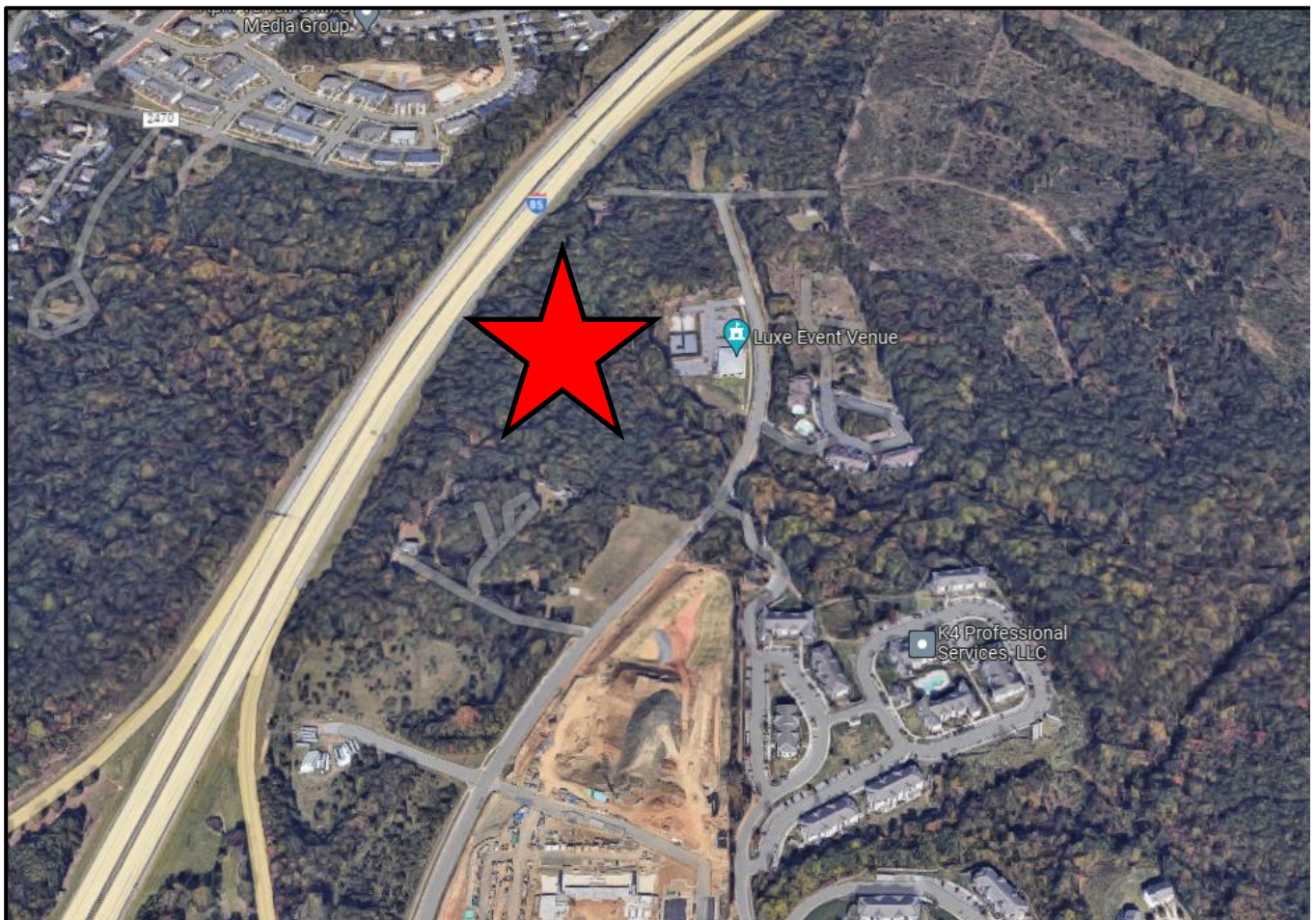
The site plan accompanying this petition contains the following provisions:

- Allows up to 345 single-family attached dwelling units.
- Provides an 8-foot-wide planting strip and 8-foot-wide sidewalk along the site's frontage on John Adams Road and Galloway Road.
- Commits 1.5 acres of the site to Mecklenburg County Parks and Recreation for use as a future park.
- Provides walkways to connect all residential entrances to sidewalks along internal streets.
- Provides amenity areas that could include a clubhouse, fitness center, pickleball court, or swimming pool.

- Existing Zoning



- The surrounding land uses include multi-family apartments, an event space, communication tower.



The subject property is denoted with a red star.



The property to the north along Galloway Road is undeveloped currently.



The adjacent property along John Adams Road is an event center and communications tower.

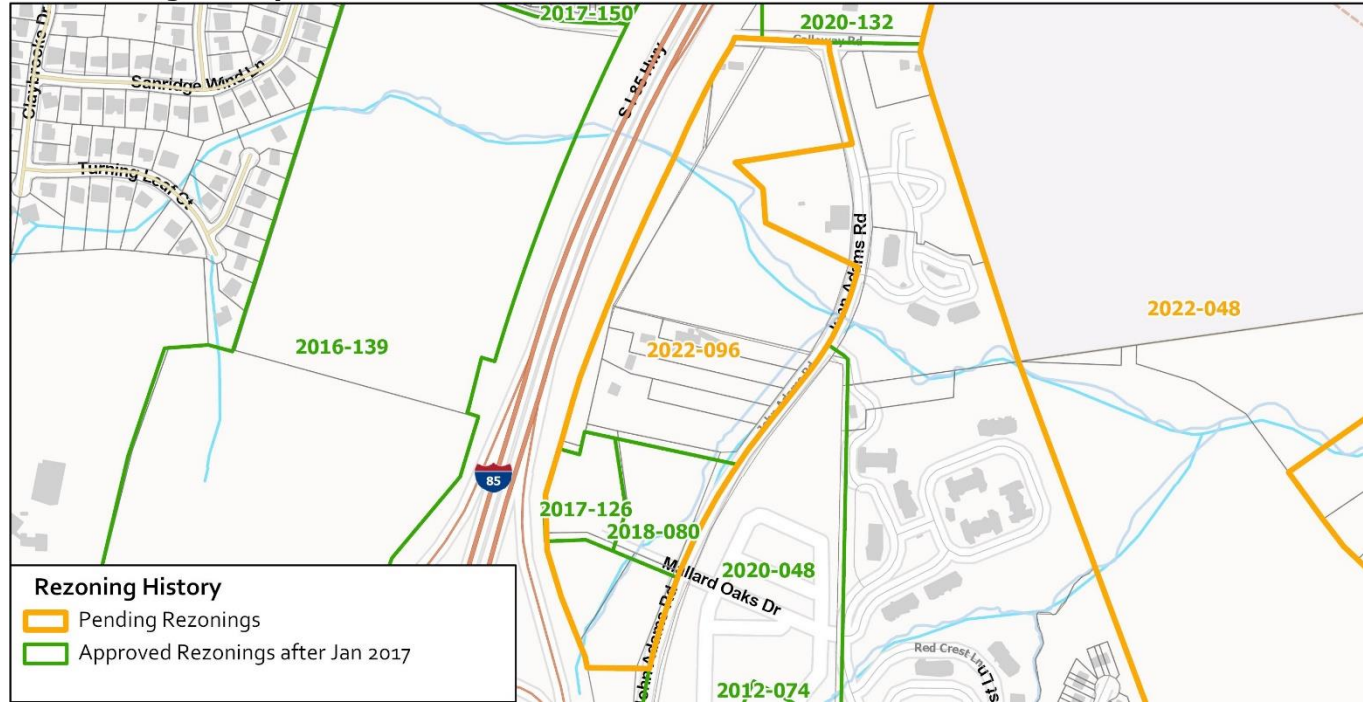


The property to the east along John Adams Road is developed with multi-family apartments.



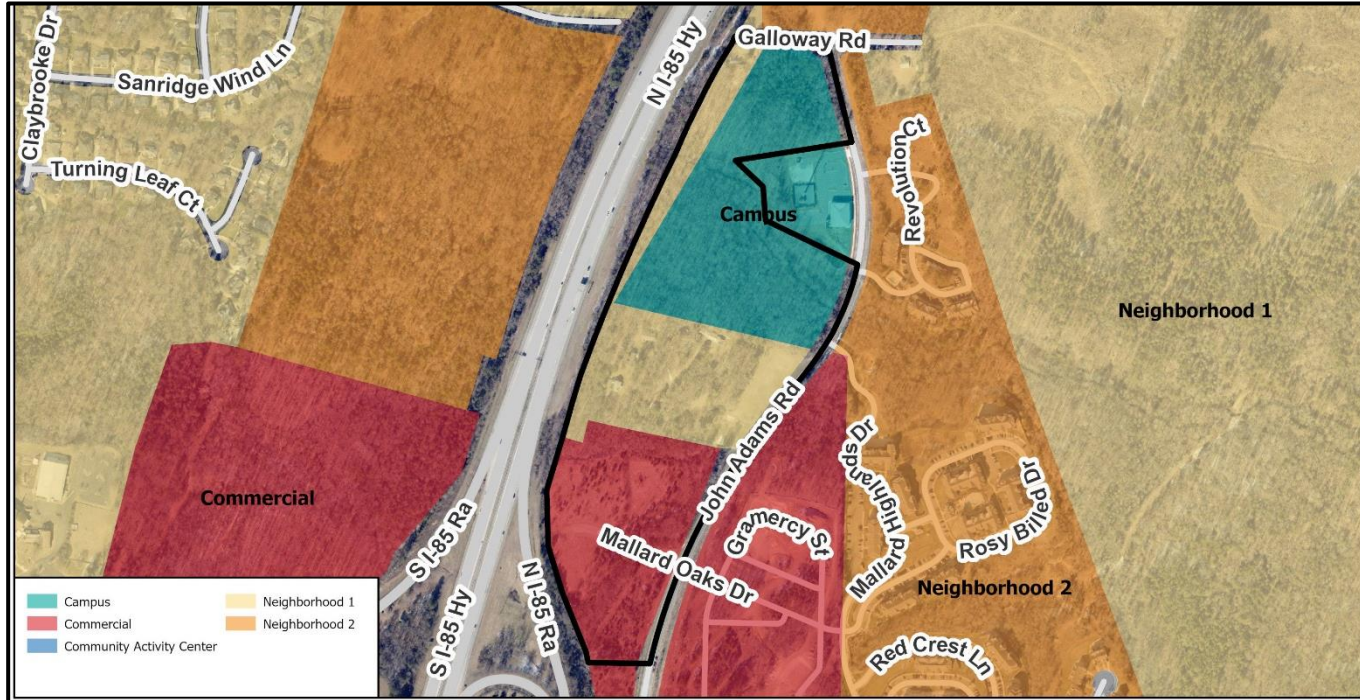
The property to the south along John Adams Road is developed with multi-family apartments.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2016-139	Rezoned 65.7 acres from RE-1, RE-3(CD), and R-3 to MUDD-O and R-12MF(CD) to allow up to 395 multi-family residential units, up to 45,000 square feet of uses as allowed in MUDD, and an eating/drinking/entertainment with golf-related outdoor entertainment uses.	Approved
2017-126	Rezoned 2.50 acres from O-1(CD) to B-1 to allow all uses permitted in the B-1 district.	Approved
2017-150	Rezoned 20.6 acres from R-3 to UR-2(CD) to allow up to 137 townhome units.	Approved
2018-080	Rezoned 3.22 acres from O-1(CD) to O-1 to allow all uses permitted in the office district.	Approved
2020-048	Rezoned 24.6 acres from B-1(CD) and O-1(CD) to MUDD-O to allow up to 366 multi-family residential dwelling units, 56 single family attached townhome units, and up to 10,000 square feet of office and non-office commercial uses	Approved
2020-132	Rezoned 8 acres from R-3 to R-12MF(CD) to allow up to 63 single-family attached dwelling units.	Approved
2022-048	Proposes to rezone 182.71 acres from N1-A to MX-2 for a mix of uses devoted to residential, neighborhood-serving commercial/retail, institutional, and park/outdoor recreation in several development areas. The residential units shall not exceed 1950 units, in any combination of single-family detached and/or attached, and/or multi-family residential units.	Pending

• Public Plans and Policies



- The *2040 Policy Map* (2022) recommends the Neighborhood 1, Campus, and Commercial place types at this location.

• TRANSPORTATION SUMMARY

- The petition is located on the west side of John Adams Road, a City-maintained local street south of Galloway Road, a Privately maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT has coordinated with the petitioner to provide an 8-foot planting strip and 8-foot sidewalk along all public street frontages. All outstanding CDOT issues have been addressed.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 55 trips per day (based on 5 single family detached dwelling units.).

Entitlement: 3,720 trips per day (based on 64,700 square feet of retail, 29 single family dwelling units, 32,500 square feet of office).

Proposed Zoning: 2,290 trips per day (based on 245 multi-family dwelling units).

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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 28 students, while development allowed with the proposed zoning may produce 62 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 34 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Stoney Creek Elementary from 117% to 122%.
 - James Martin Middle from 65% to 66%.
 - Julius L. Chambers High remains at 134%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main in Galloway Road, an existing 6-inch water distribution main in John Adams Road, and an existing 12-inch water distribution main in John Adams Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main within John Adams Road and within the parcel boundaries of 029-02-211 and 029-02-214. There is also sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 15-inch gravity sewer main within the parcel boundaries of 029-02-277, 029-02-204, and 029-02-206. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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

Site and Building Design

1. ~~Consider relocating amenity area to a more central location within the site.~~ Addressed
2. ~~Show visitor parking for the Galloway Road section of the development.~~ Addressed
3. ~~Show dumpster and recycling location for the Galloway Road Section of the development.~~ Addressed
4. ~~Consider connecting the John Adams portion of the site to the Galloway Road portion via a walking trail.~~ Addressed
5. ~~Consider breaking up the 6-unit buildings into 4-unit buildings.~~ Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225