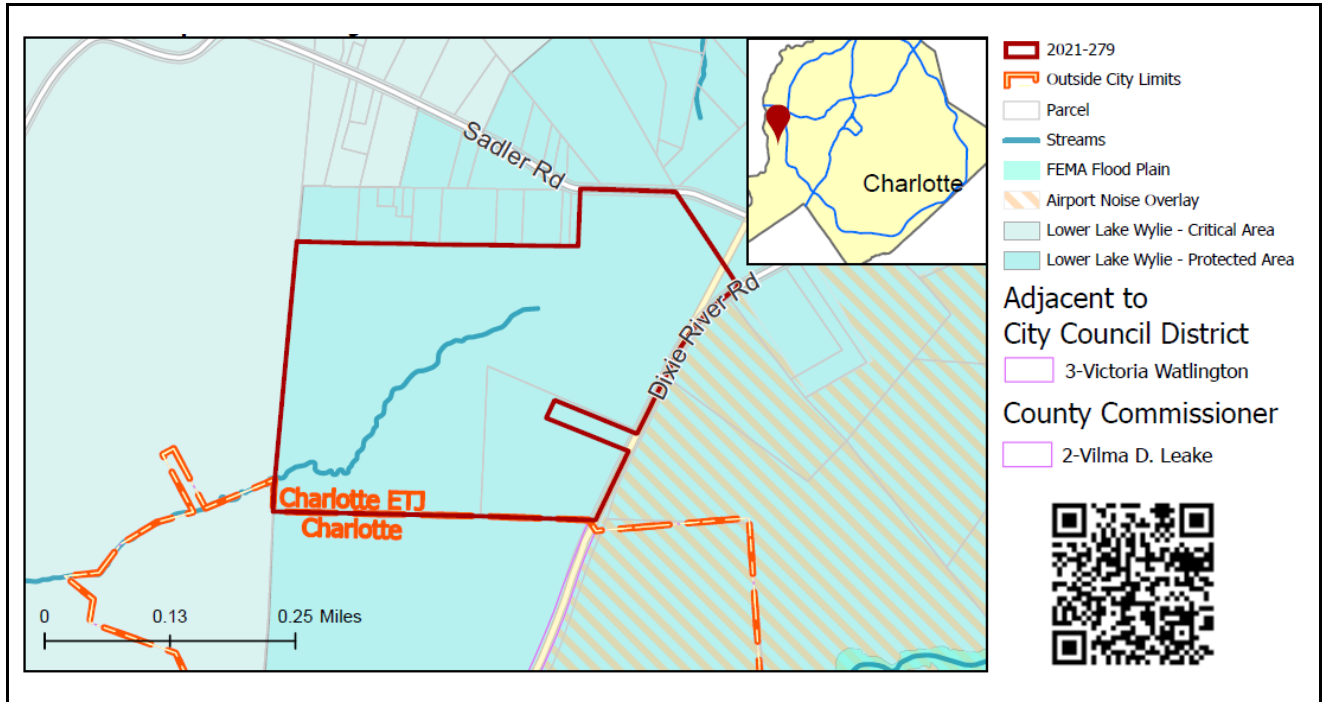


**REQUEST**

Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)  
Proposed Zoning: MX-2 (INNOV) (mixed-use, innovative, Lower Lake Wylie Protected Area)

**LOCATION**

Approximately 61.01 acres located west of Dixie River Rd and south of Sadler Rd in the River District.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant parcel in the River District with up to 488 residential dwelling units, 150 of which may be single family detached units, at a density of 8 dwelling units per acre (DUA).

**PROPERTY OWNER**

Minas John Konsolas, Marion Duvall Murray, Michael Scott Murray, Versie Bankhead Mixon, Elvira Bankhead Guy  
Crescent Communities  
Bridget Grant, Moore and Van Allen

**PETITIONER  
AGENT/REPRESENTATIVE**

**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.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Community Activity Center place type for this site.

Rationale for Recommendation

- The proposed petition to rezone to MX-2 (INNOV) is compatible with the type of development proposed in the adjacent River District project.
- The designation of this area as a Community Activity Center place type anticipated this type of development in this area.

- This petition connects to the street network of adjacent developments that are either approved or currently in development review, facilitating a cohesive transportation system and connected community.
- The petition commits to several transportation improvements in the vicinity including the installation of a new traffic signal at West Boulevard & I-485 Inner Ramps and Dixie River Road frontage improvements to include an 8' planting strip, 6' buffered bike lane, and 8' sidewalk.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All
  - 7: Integrated Natural & Built Environments

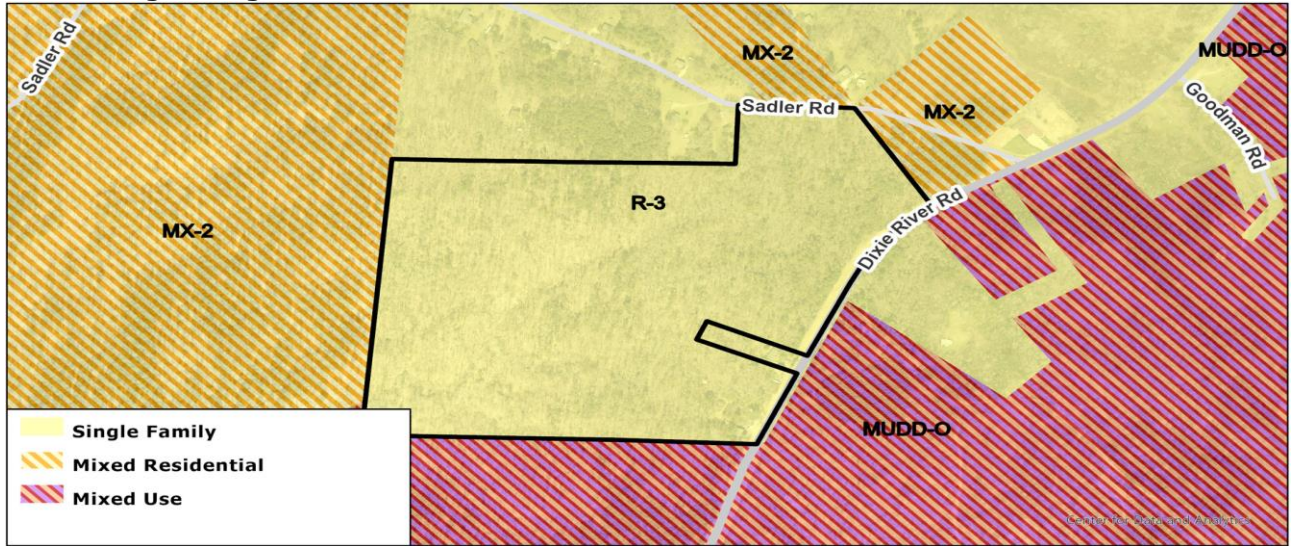
### PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

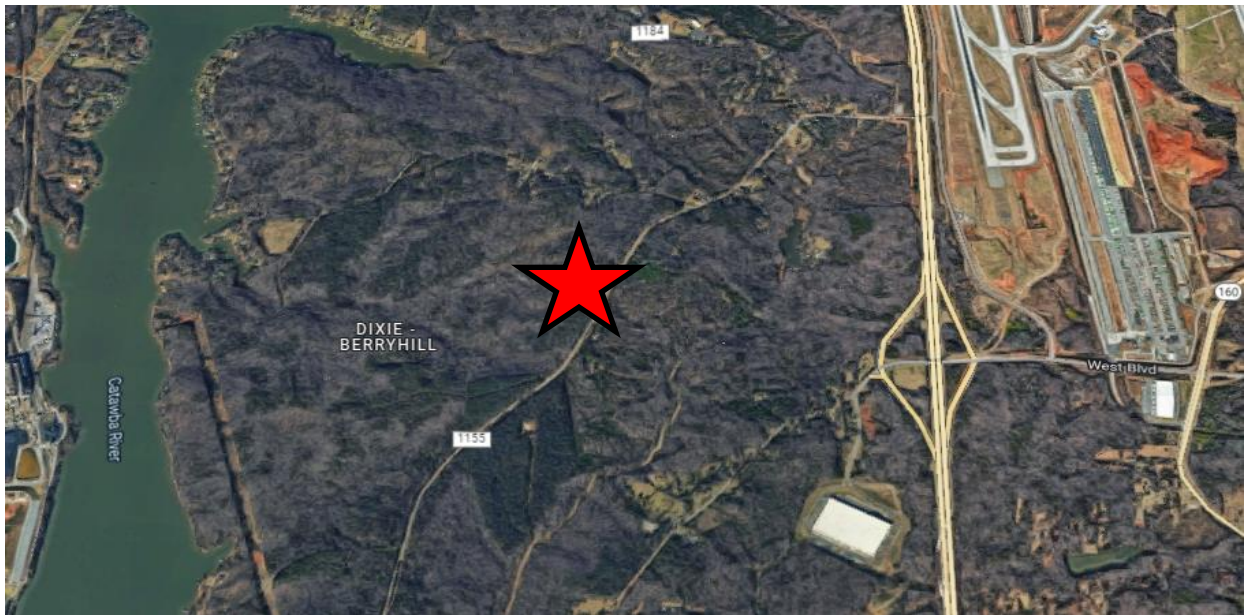
- Proposes up to 488 residential dwelling units, 150 of which may be single family detached units, at a density of 8 DUA.
- Proposes the following lot standards and innovative provisions for single family detached units:
  - Minimum lot size of 2,500 square feet.
  - Minimum lot width of 30'.
  - Maximum building coverage of 70%.
- Proposes the following lot standards and innovative provisions for single family attached units:
  - Minimum lot size of 1,700 square feet.
  - Minimum lot width of 15'.
  - Minimum building width of 75'.
- Limits the number of single family attached units per building to five when fronting public or private network streets.
- Prohibits vinyl as a building material except on windows and soffits.
- Commits to porches or stoops and blank wall limitations for all corner/end units.
- Commits to the following transportation improvements:
  - West Boulevard & I-485 Inner Ramps – install traffic signal and restriping.
  - Dixie River Road & Access A – right in / right out access with median on Dixie River Rd.
  - Dixie River Road & Access B – construct northbound left turn lane.
  - Sadler Rd & Access C – full movement access.
  - Implementation of Dixie River Rd approved cross section to include two 10' travel lanes, 5' on-street parking, curb and gutter, 8' planting strip, 6' buffered bike lane, and 8' sidewalk.
- Commits to reserving a minimum of 15% of the site as passive open space and 5% of the site for active open space.

• **Existing Zoning and Land Use**



The petition is adjacent to the planned mixed-use River District which will include multifamily residential, single family residential, commercial, and office uses.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential)	N1-A (Neighborhood 1)	Community Activity Center



The site, marked by a red star, is adjacent to the River District which is between the Catawba River and I-485 and Charlotte Douglas International Airport.

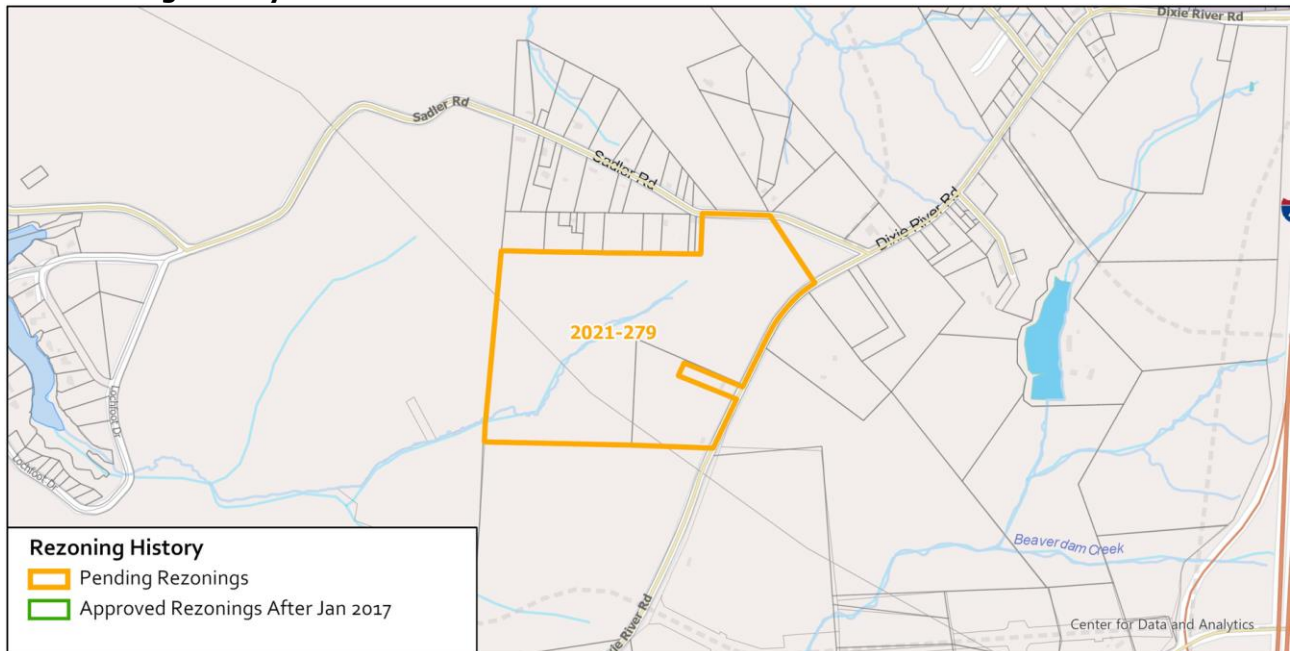


Streetview of the site from Dixie River Rd. The site and most of the surrounding properties are wooded and undeveloped with a few single family dwellings mixed in.



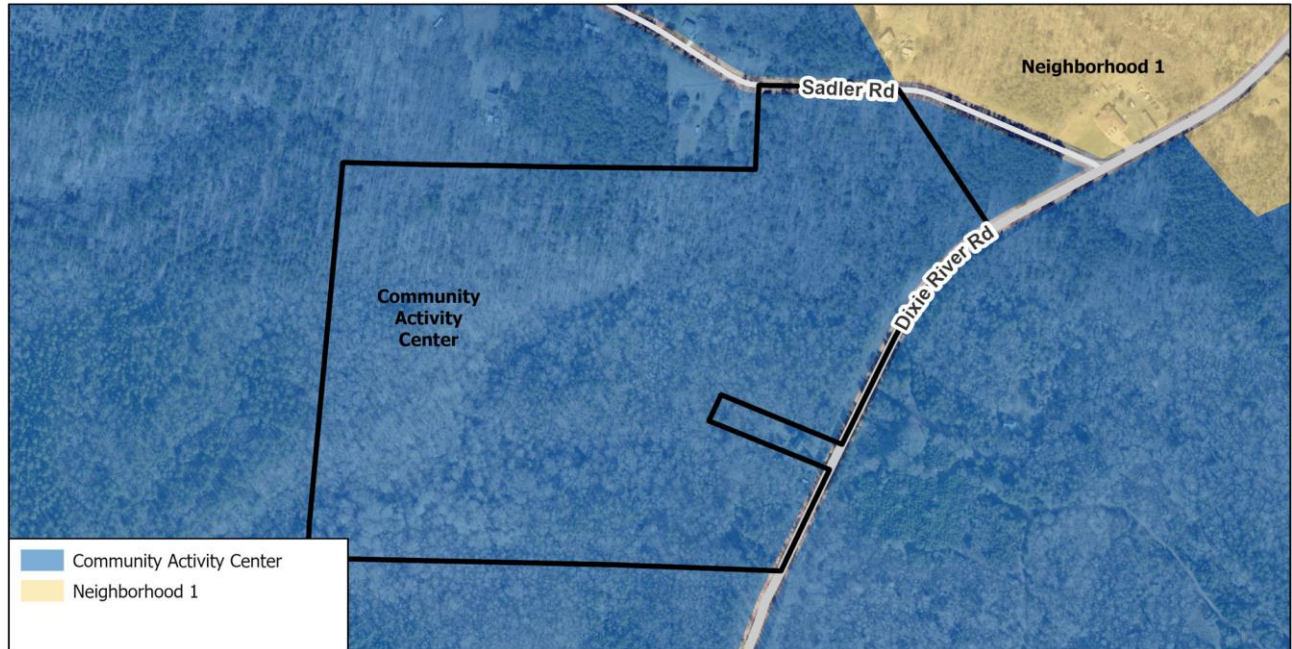
A portion of the site abuts Sadler Rd, which is characterized by a mix of wooded, vacant land and several single family dwellings.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	No recent rezonings in the vicinity of this site.	

- **Public Plans and Policies**



The *2040 Policy Map* (2022) recommends the Community Activity Center Place Type for this site and surrounding area.

- **TRANSPORTATION SUMMARY**

The site is located on the west side of Dixie River Road, a state-maintained Major Thoroughfare, south of Sadler Road, a state-maintained minor collector. The Annexation of the site and the corresponding transfer of maintenance of Dixie River Road is anticipated with this project. A Traffic Impact Study (TIS) was required for this site and the TIS was approved by CDOT and NCDOT on September 2, 2022. Transportation improvements include turn lanes at site access driveways and construction of a new traffic signal at West Boulevard and I-485 Inner Ramps. Additionally, the petitioner has committed to providing public streets per City standards, sidewalks, and bicycle facilities in accordance with the Council Adopted Charlotte WALKS and Charlotte BIKES Plans. CDOT has no outstanding issues.

- **Active Projects:**

- West Boulevard Extension
  - Extend West Boulevard from I-485 to Dixie River Road. The city's funding will be leveraged with private development contributions to provide the needed road improvements.
  - Design Phase
  - Anticipated Completion 2023

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 1,760 trips per day (based on 183 single family detached dwellings).

Proposed Zoning: 3,710 trips per day (based on 150 single family detached dwellings and 338 low-rise multifamily dwellings).

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

- **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](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 108 students, while the development allowed under the proposed zoning may produce 200 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 92.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Berryhill Pre-K-8 from 120% to 148%.
    - West Mecklenburg High from 78% to 81%.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **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

##### Transportation

1. ~~Ensure that conditional notes regarding West Boulevard & I-485 Inner Ramps match the approved TIS improvements.~~ **ADDRESSED**

##### Environment

2. ~~Add conditional note stating that a minimum of 15% of the site will be set aside as tree save.~~ **ADDRESSED**

##### Site and Building Design

3. ~~Remove the second bullet of conditional note 5.e.ix.~~ **ADDRESSED**

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

**Planner:** Joe Mangum (704) 353-1908