

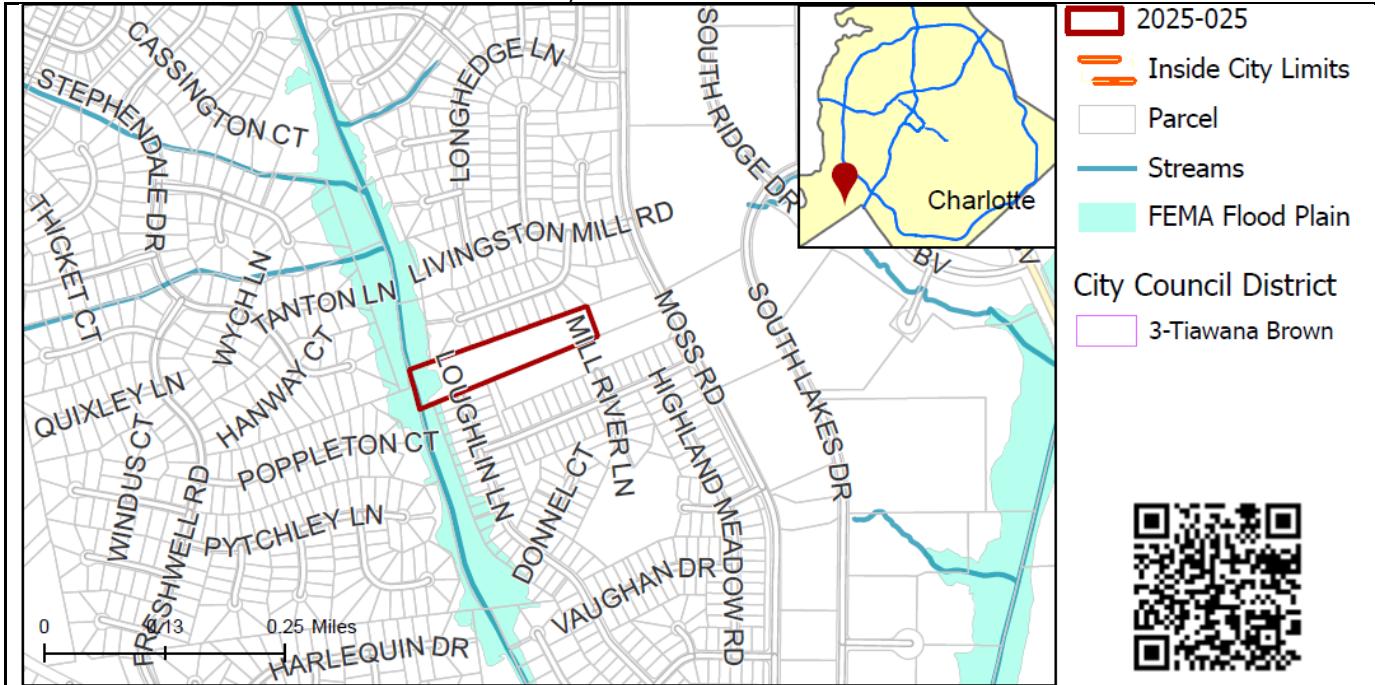


REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N1-C(CD) (Neighborhood 1-C, Conditional)

LOCATION

Approximately 4.75 acres located east of Moss Road, south of Livingston Mill Road, and north of Scottsman Trace Drive.



SUMMARY OF PETITION

The petition proposes to develop a vacant, wooded property in the Steele Creek community with 21 triplex dwelling units.

PROPERTY OWNER

Regina Cureton

PETITIONER

Angelo Tillman

AGENT/REPRESENTATIVE

Angelo Tillman

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

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

Rationale for Recommendation

- The petition would allow for a modest increase in density on the site while remaining consistent with the Neighborhood 1 Place Type.
- The proposed N1-C(CD) zoning would allow 6,000 square foot lots as opposed to 10,000 square foot lots under the current N1-A zoning while maintaining the intent of the Neighborhood 1 Place Type. Given the substantial area of the site dedicated to tree save, open space, and future greenway, the overall density proposed is compatible with the surrounding residential development.

- The petition exceeds ordinance requirements in its commitment to provide a 10' Class C landscape yard with an opaque fence along the northern and southern property boundaries where adjacent to single family detached dwellings.
- The petition commits to dedication of a minimum of 100' along Polk Ditch to Mecklenburg County for a future greenway as well as a 60' access easement to connect to proposed Loughlin Lane extension.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion

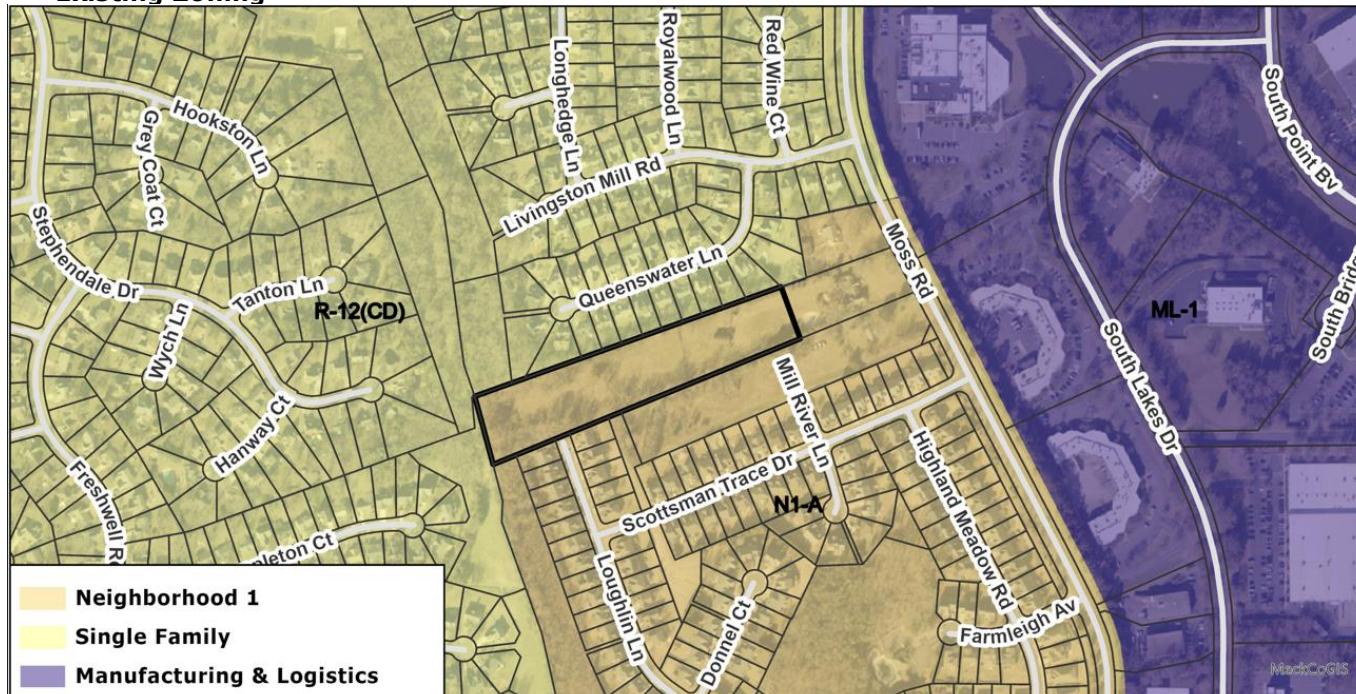
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposes a community of 21 triplex dwelling units in 7 buildings.
- Dwelling units are accessed by an extension of Loughlin Lane.
- Limits building height to 40'.
- Provides an 8' planting strip and 6' sidewalk along Loughlin Lane and street stubs towards Moss Road and Mill River Lane.
- Commits to a 10' Class C landscape yard and opaque fence along the site's northern and southern property boundaries.
- States that usable porches and stoops will be predominant features and should be at least 6 feet in depth.
- Minimizes the visual impact of garage doors facing public streets by providing a setback of 12-24" from the front wall plane.
- Commits to open space improvements to include a picnic table, bench, and outdoor playground.
- Commits to dedication and conveyance of the 100' SWIM buffer and 50% of the FEMA Flood Fringe of Polk Ditch to Mecklenburg County. Additionally, commits to a 60' wide easement for access from the County dedication area to Loughlin Lane for public access.

• Existing Zoning



- The site is zoned N1-A (Neighborhood 1-A) and is surrounded by N1-A (Neighborhood 1-A) to the south, R-12(CD) (Single Family Residential) to the north and west, and ML-1 (Manufacturing & Logistics 1) to the east.



The site is surrounded primarily by single family detached dwellings with office and industrial uses located on the east side of Moss Road.



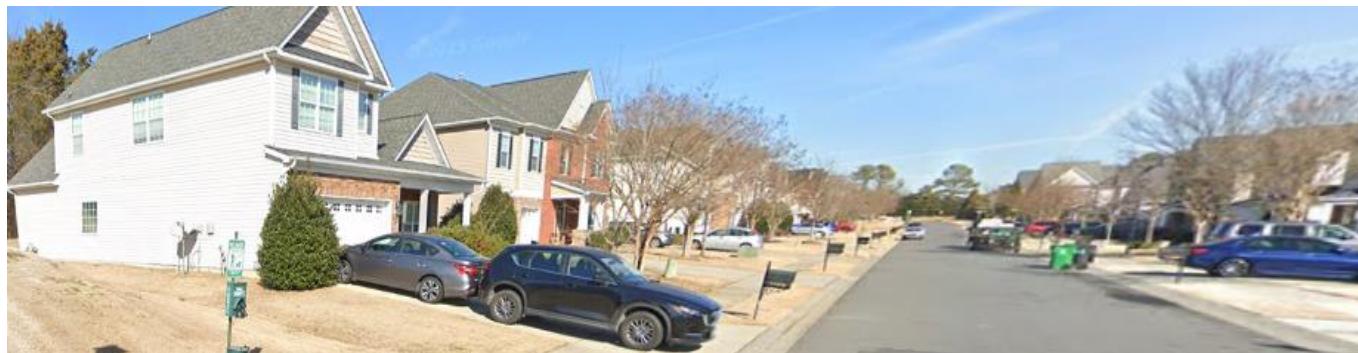
Street view of the site as seen from the dead end of Loughlin Lane, which would extend into the site.



Street view of single family dwellings to the north of the site along Queenswater Lane.



Street view of a large lot single family dwelling to the east of the site along Moss Road.



Street view of single family dwellings to the south of the site along Scottsman Trace Drive. There is a vacant, wooded lot between the site and these dwellings.



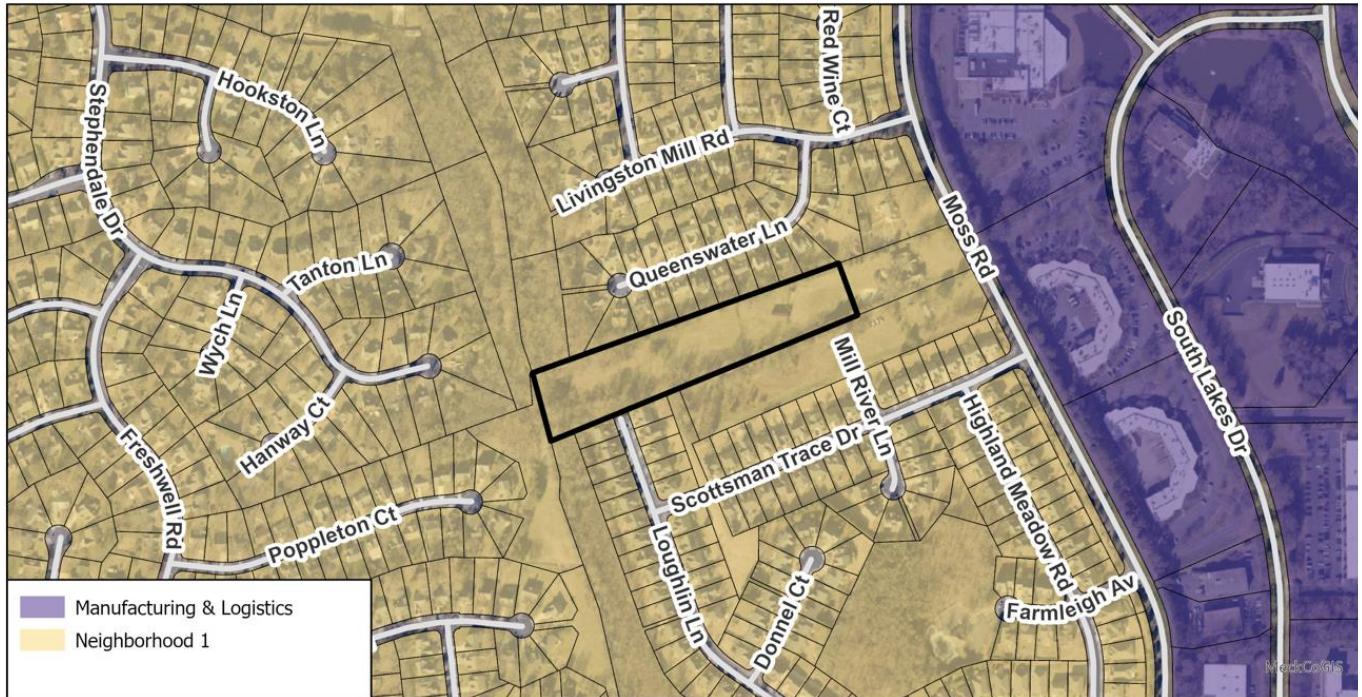
Street view of single family dwellings to the west of the site along Stephendale Drive.

- **Rezoning History in Area**



There are no recent rezonings in the vicinity of the site.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for the site.
- **TRANSPORTATION SUMMARY**
 - The site is located at the end of Loughlin Lane, a City-maintained local street, west of Moss Road, 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. All outstanding CDOT comments have been addressed.
 - **Active Projects:**
 - NA
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: 154 trips per day (based on 13 single family dwellings).
Proposed Zoning: 240 trips per day (based on 21 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:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 3 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - River Gate Elementary remains at 105%
 - Southwest Middle remains at 130%
 - Palisades High remains at 112%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Loughlin Ln. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Loughlin Ln. 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:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGSite and Building Design

1. Remove all note references to multi-dwelling developments, which are not permitted in the N1-C zoning district.
2. Revise max building coverage note from 40% to 50%.
3. Label and dimension front and rear setbacks and lot width.

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

Planner: Joe Mangum (704) 353-1908