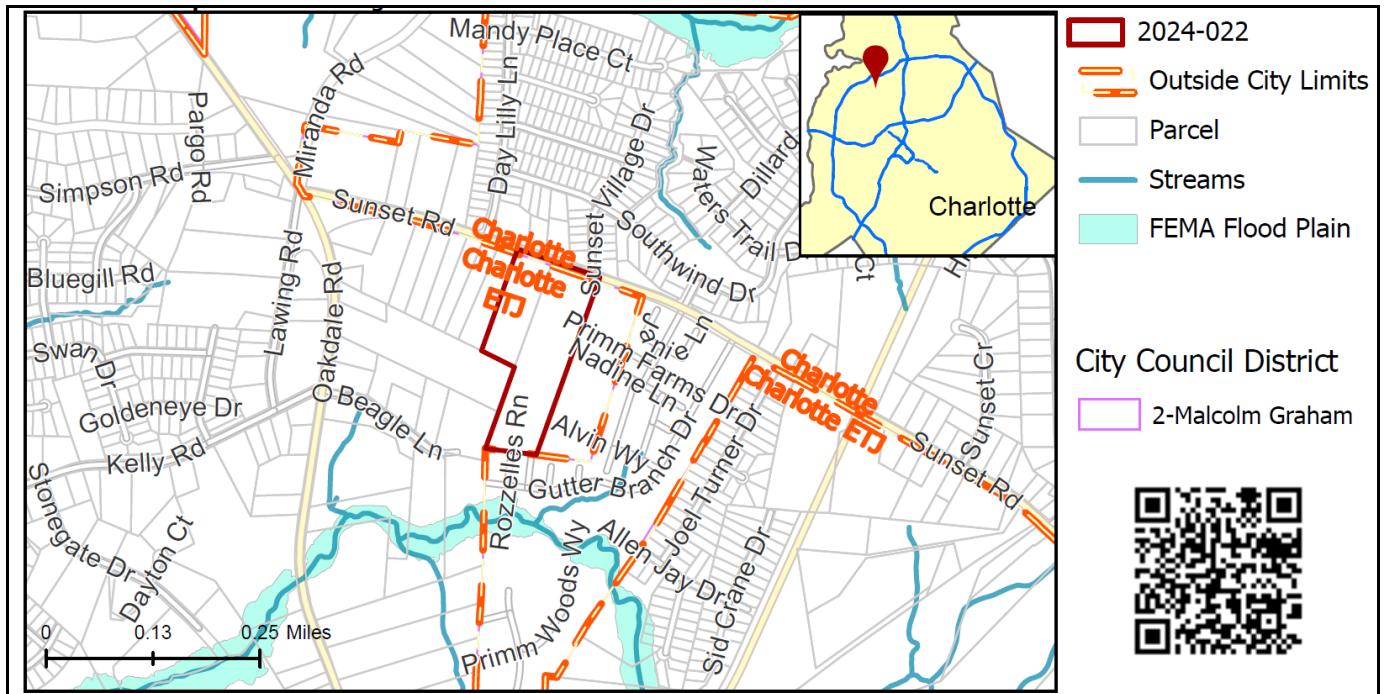


REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

LOCATION

Approximately 12.11 acres located on the south side of Sunset Road, east of Oakdale Road.



SUMMARY OF PETITION

The petition proposes the development of up to 110 multi-family attached dwellings and 4 duplex lots. The property is currently the site of 2 single-family dwellings.

PROPERTY OWNER

Sunset Road Partners, LLC

PETITIONER

QTR Development Partners & Sunset Road Partners, LLC

AGENT/REPRESENTATIVE

Bridget Grant, Moore and Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment.

Plan Consistency

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

Rationale for Recommendation

- The proposed development would fill a need for housing in an area that has been identified by the *2040 Comprehensive Plan* as lacking opportunities for access to housing.
- The site is located within a ½-mile of an area designated as a Neighborhood Center by the *2040 Policy Map*.

- The proposed development fronts on Sunset Road, designated by the *Charlotte Streets Map* as a 2+ Lane Avenue and considered an Arterial Street by the UDO.
- The proposed site plan limits the number of units per building to no more than 5 and provides several duplex lots to increase the diversity of housing types.
- Vehicular access to the site will be via a new public street extension of McCauley Meadows Drive, creating a cross access connection with adjacent development and provides stub streets to large undeveloped tracts of land which begins to form a street grid.
- Parking for the attached multi-family dwellings will be from a network of private alleys, and the petitioner has committed to enhancing these alleys by placing a minimum of 40 trees at a minimum spacing of 40 feet on center along the alleys. Alleys will also include a network of sidewalks to accommodate pedestrian access to the dwelling units.
- The petitioner has committed to enhanced design standards for units abutting public and network required streets including providing covered stoops and limiting blank walls.
- 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

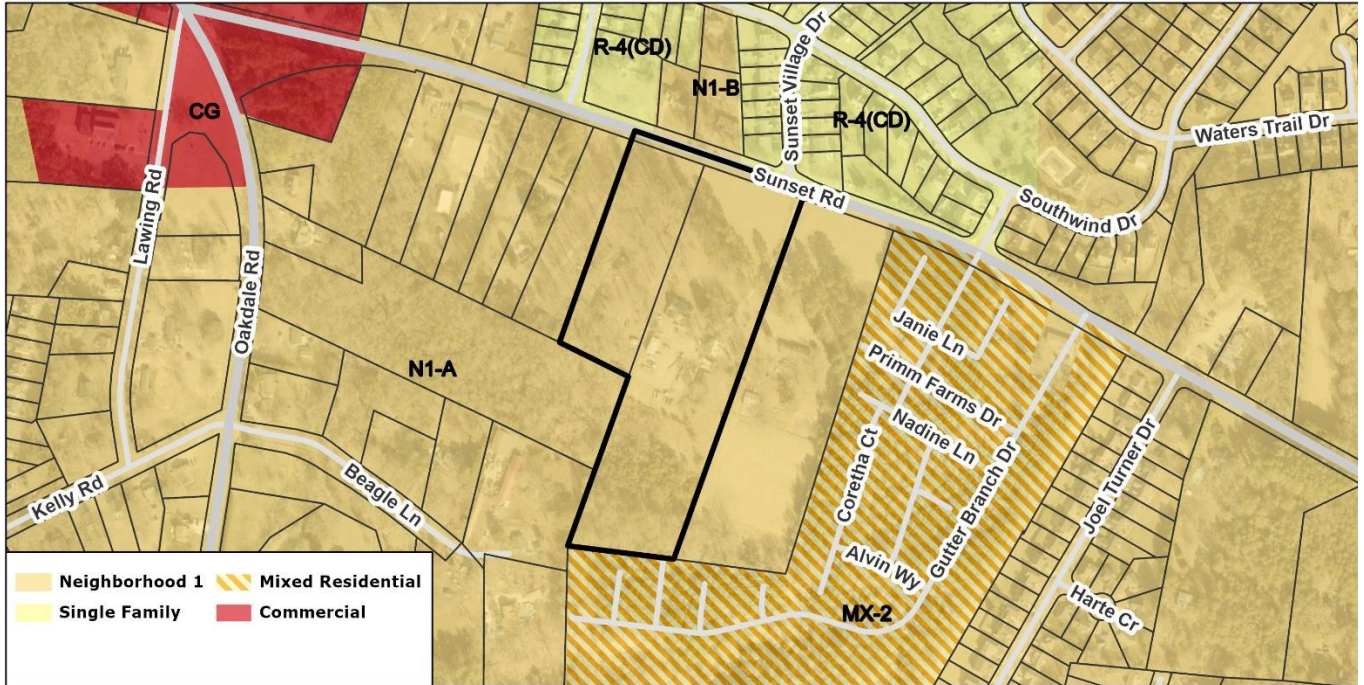
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

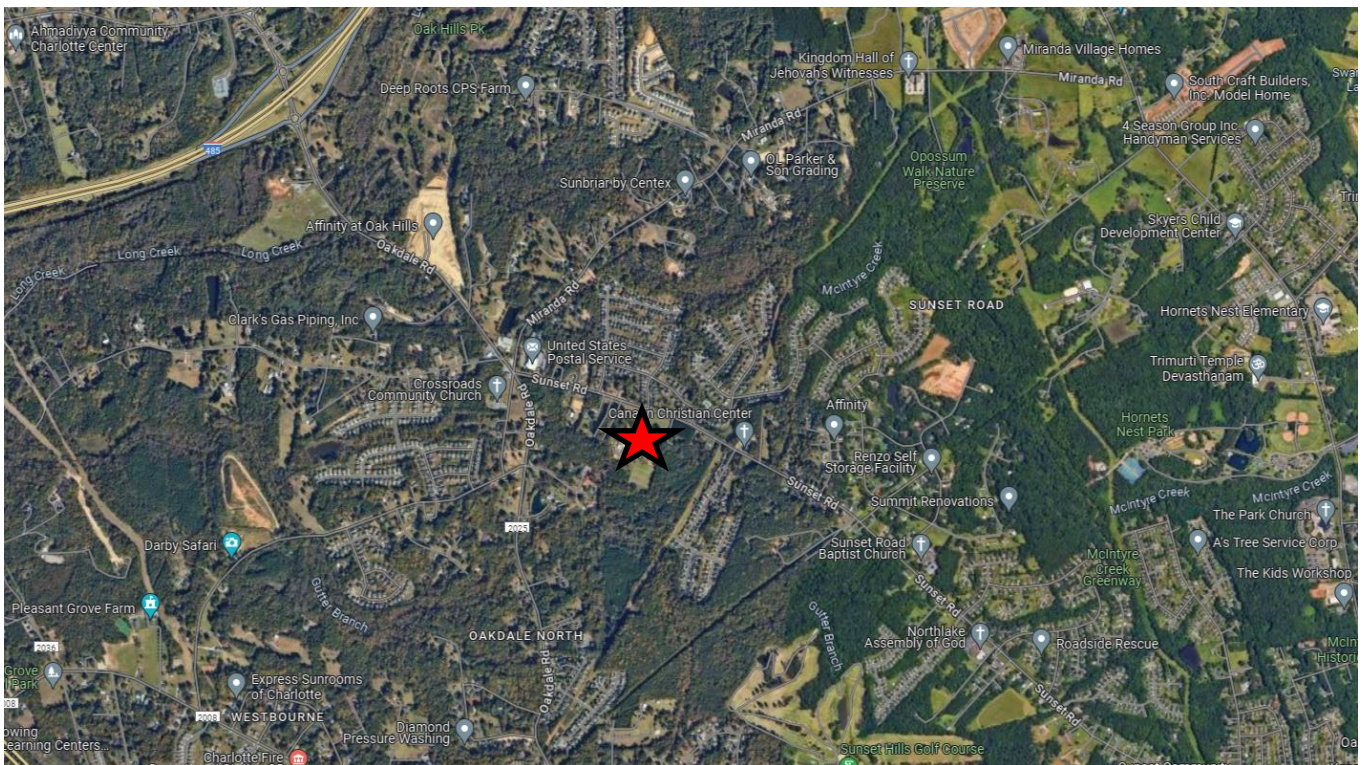
- Permits the development of up to 110 multi-family attached dwellings and 4 duplex lots for a maximum of 118 dwelling units.
- Buildings are limited to no more than 5 dwellings units. With a maximum of 24 multi-family attached building to be developed on site.
- The site's internal tree plantings will include a minimum of 40 trees planted along the proposed alley network at a minimum spacing of 40 feet on center.
- The following transportation improvements are proposed:
 - Vehicular access to the site is proposed from Sunset Road via a new public street, an extension of McCauley Meadows Drive. There is also a proposed stub street extending to the site's western property boundary.
 - A left turn lane with 150 feet of storage will be provided on Sunset Road at the intersection with the new public street into the site.
 - A 12-foot multi-use path and 8-foot planting strip will be installed along the site's frontage on Sunset Road.
 - All required transportation improvements will be made prior to the issuance of the first Certificate of Occupancy (CO), subject to the petitioner's ability to post a bond from for any improvements not in place at the time of the issuance of the first CO.
- The following architectural requirements are proposed:
 - Residential layout, building design, and materials will comply with the standards of Article 5 of the UDO.
 - Accessory structures will utilize similar material, colors, and architectural elements as the principal buildings.
 - Windows, doors, and porches are required on all front facing facades to avoid the appearance of blank walls.
 - Units on a frontage with a sidewalk will have entrances between 1 and 5 feet above or below sidewalk grade when within 10 feet of a sidewalk.
 - Blank walls are limited to no more than 20 feet on buildings abutting Sunset Road, McCauley Meadows Drive, or internal network required street.
 - End units will have side facades with a minimum transparency of 25% at ground level and 15% on upper levels.
 - Buildings will incorporate articulated facades with depth variation of at least 1 foot and architectural features such as balconies, bay windows, etc.

- Meter banks, HVAC and mechanical equipment, and solid waste facilities will be located outside of the setbacks and screened from view.

• **Existing Zoning**



- The site is zoned N1-A (neighborhood 1). The site is abutting properties to the south and to the east zoned MX-2 (mixed-use, conditional), and R-4(CD) (single-family, conditional) to the north across Sunset Road. There is a church located across Little Rock Road zoned N1-B (neighborhood 1). The site is also adjacent to other properties zoned N1-A.



The site (indicated by red star above) is located on the south side of Sunset Road, east of Oakdale Road. The area is primarily rural and suburban in character but an adjacent property is currently under development with multi-family attached dwellings and the site is within a 1/2-mile of a designated Neighborhood Center.



View of the site looking southeast from Sunset Road. The site is currently developed with 2 single-family houses.



View of a site abutting to the south and separated by one parcel to the east on Sunset Road, zoned MX-2 (mixed-use, conditional). This site is currently under development with single-family detached and multi-family attached dwellings.



View of a single-family subdivision located directly across Sunset Road from the site.

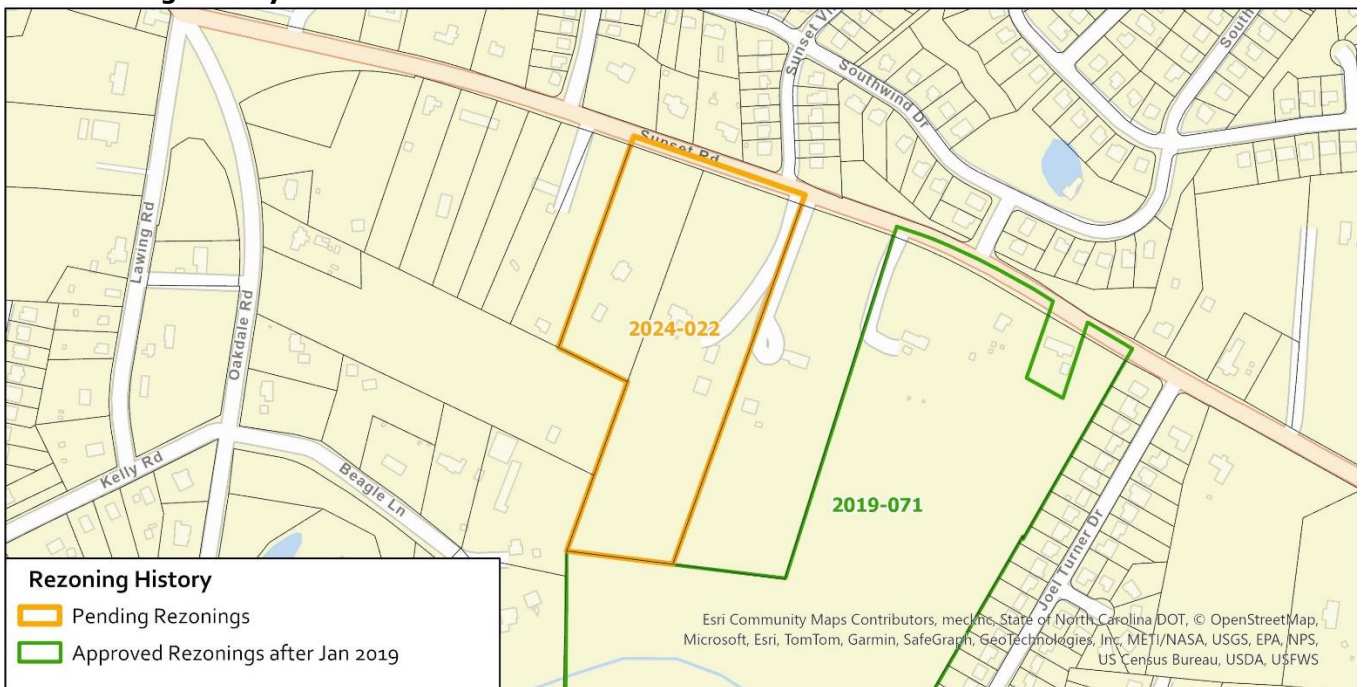


View of a Dollar General and gas station located at 5-point intersection of Sunset Road, Oakdale Road, Lawing Road, and Miranda Road. This area is located approximately 1/2-mile from the site and is designated by the 2040 Policy Map as a Neighborhood Center.



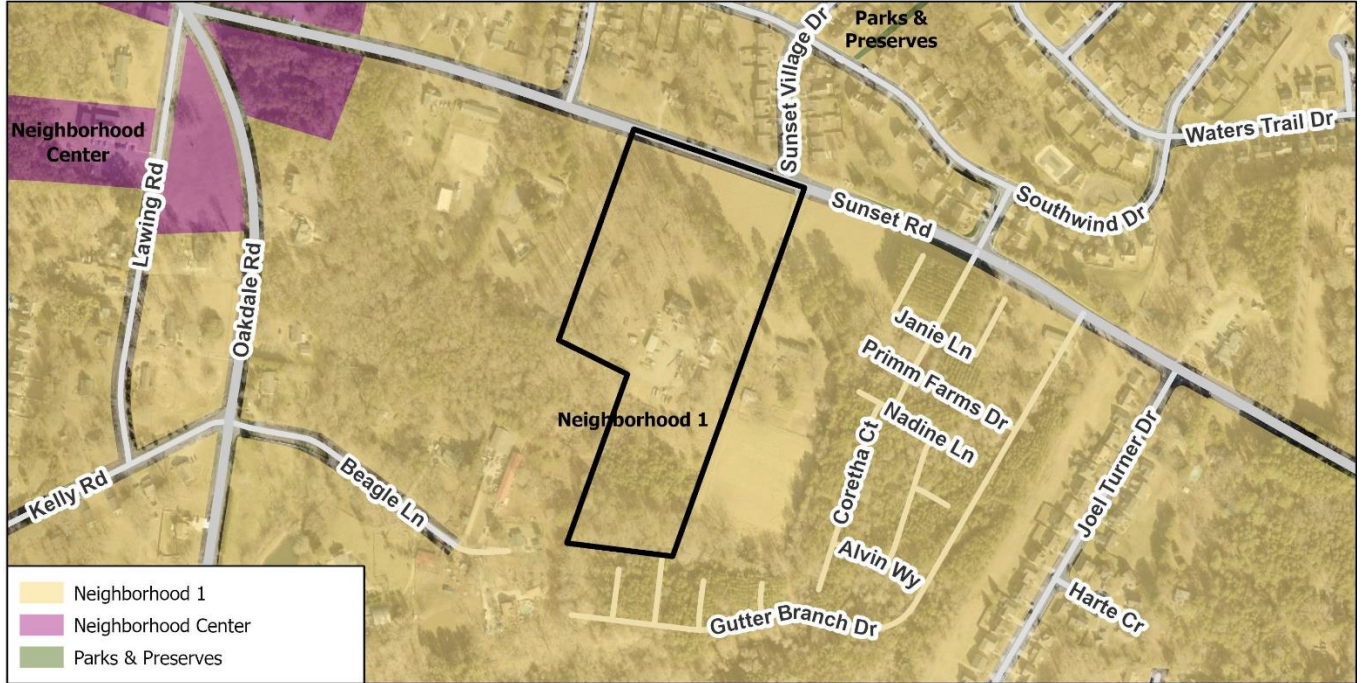
View of a US Postal Service facility located at 5-point intersection of Sunset Road, Oakdale Road, Lawing Road, and Miranda Road. This property is located approximately 1/3-mile mile from the site and is designated by the 2040 Policy Map as a Neighborhood Center.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-071	54.99 acres located on the south side of Sunset Rd, east of Oakdale Rd. From R-3 to MX-2.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Sunset Road, a State-maintained major arterial, east of Oakdale Road, a State-maintained minor arterial. 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. Based on the 818 daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment (3 points). Site plan and/or conditional note revisions are needed to creating cross-access with northern property fronting Sunset Road per UDO Article 31.2.

Active Projects:

- CIP - Beatties Ford Road/Sunset Road Pedestrian Improvements, Phase 1
 - Project ID: PM51216049
 - Location Description: Sunset Rd. from Day Lilly Ln. to Beatties Ford Rd.
 - Project Description: Provide pedestrian and bicycle facilities on Sunset Road from Day Lilly Lane to Beatties Ford Road
 - Project Type: Pedestrian and Bike
 - Project Phase: Design
 - Anticipated Completion Date: Early 2027
 - PM: Lamar Davis - fldavis@ci.charlotte.nc.us

• **Transportation Considerations**

- Outstanding Issues, see note 1.

• **Vehicle Trip Generation:**

Current Zoning: N1-A
 Existing Use: 28 trips per day (based on 2 single-family dwelling).
 Entitlement: 155 trips per day (13 dwelling units).
 Proposed Zoning: N2-A 849 trips per day (based on 118 dwelling units).

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 comments submitted.
- **Charlotte Fire Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 6 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Oakdale Elementary remains at 76%.
 - Ranson Middle remains at 91%.
 - West Charlotte High remains at 96%.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Sunset Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Sunset Rd. See advisory comments at www.rezoning.org
- **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 comments submitted.
- **Storm Water Services:** See Requested Technical Revisions, Notes 3 - 4.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 2.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. Revise site plan and conditional note(s) to commit to creating cross-access with the western (plan north) Parcel fronting Sunset Road per Article 31.2 in the UDO (See CDOT memo for diagram).

Environment

2. Urban Forestry: A tree survey shall be required for all conditional zoning map amendments.

REQUESTED TECHNICAL REVISIONS AFTER PUBLIC HEARING

Environment

3. Stormwater: Add note regarding mitigation of impaired/degraded stream.
4. Stormwater: Add note regarding analysis of adequacy of the existing storm water conveyance to the nearest public right-of-way.

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

Planner: Maxx Oliver 704-336-3818