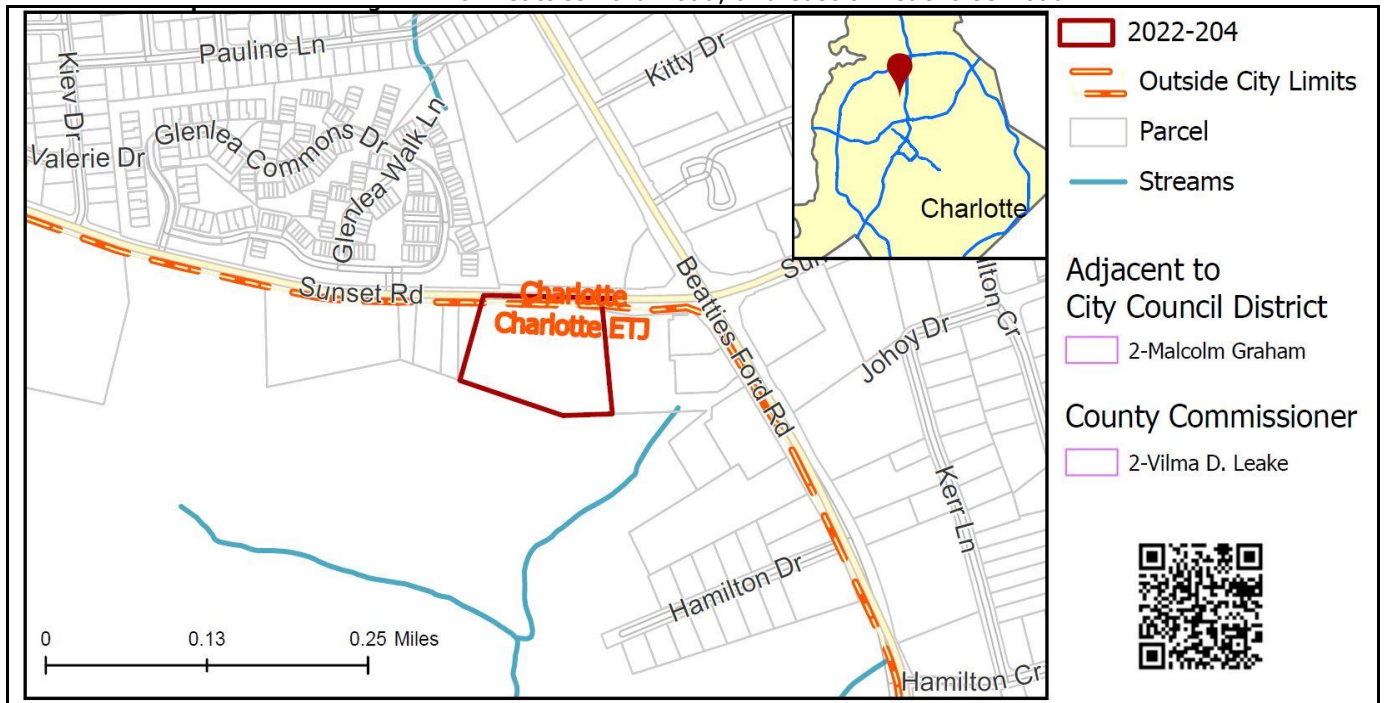


**REQUEST**

Current Zoning: N1-B (neighborhood 1-B)  
Proposed Zoning: MUDD(CD) (mixed-use development district, conditional)

**LOCATION**

Approximately 5.19 acres located on the south side of Sunset Road, west of Beatties Ford Road, and east of Peachtree Road.



**SUMMARY OF PETITION**

The petition proposes development of up to 28,400 square feet of retail and up to 24 single-family attached townhome residential dwelling units on vacant site.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Sunset Road Development  
Frontiers Enterprises, LLC  
Michael Barnes, Vision 21 Construction

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- This petition is appropriate and compatible for the location as it increases the variety of housing types in the area while creating opportunities for neighborhood scale commercial services.
- The site is directly abutting a Neighborhood Center Place Type and adjacent to Neighborhood 2 and Manufacturing and Logistics Place Types.
- The site is located within a 10-minute walk of employment opportunities, two grocery stores, pharmacies, a daycare, institutional organizations, and a variety of retail and restaurant uses.

- The proposal includes architectural design standards related to building materials, building orientation, direct pedestrian connections, façade articulation, blank wall limitations, ground floor transparency requirements, and height requirements for both residential and nonresidential buildings.
- The site is located within 300 yards of bus stops for the number 7 CATS local bus providing service between the North Lake Mall Park and Ride to the Rosa Parks Community Transit Center and to the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

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 Center Place Type for the site.

## PLANNING STAFF REVIEW

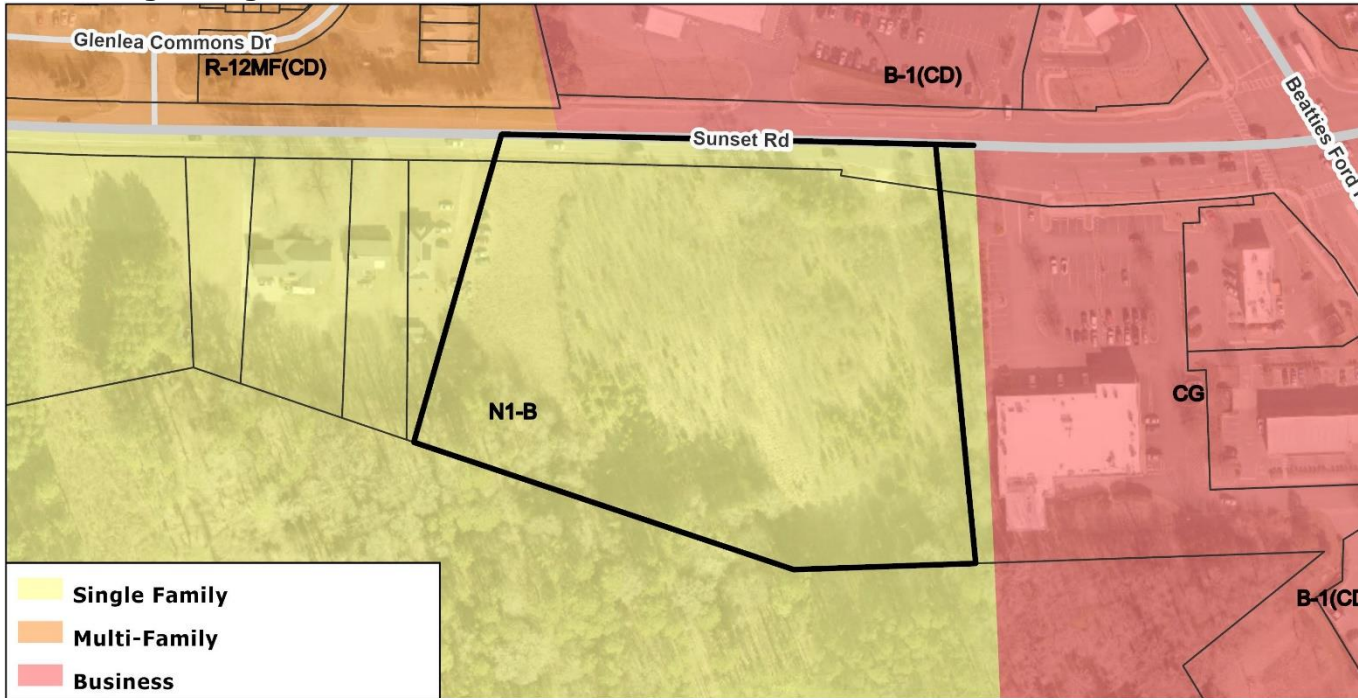
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

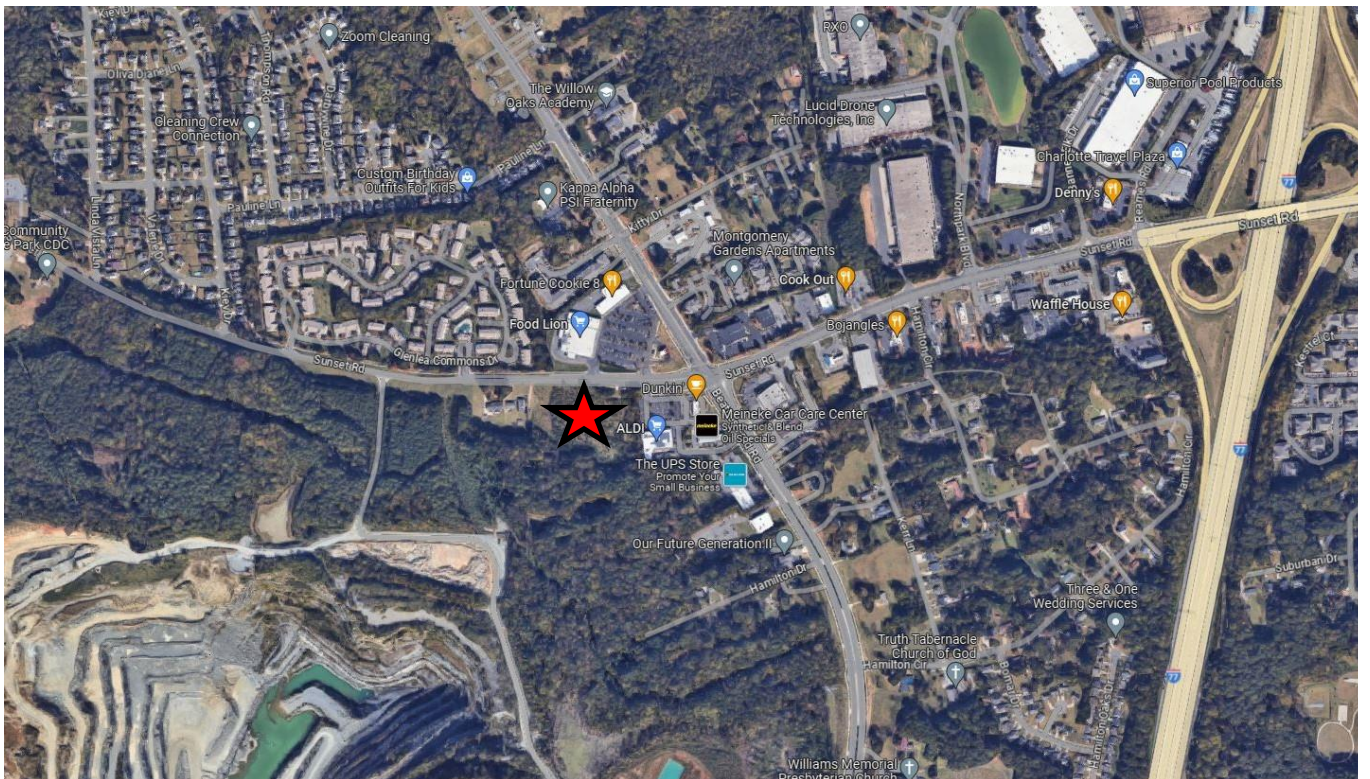
- Permits the development of up to 28,400 square feet of nonresidential uses and up to 24 single-family attached townhomes in buildings consisting of no more than 6 units each.
- Vehicular access is limited to one driveway entrance from Sunset Road at the east side of the site.
- Streetscape improvement will consist of, at a minimum, an 8 foot sidewalk and an 8 foot planting strip.
- The nonresidential component of the site restricts auto oriented and adult uses.
- Architectural design standards for the nonresidential portion of the site include provisions to enhance the pedestrian environment along Sunset Road, minimum transparency requirements, primary building material standards, façade articulation standards, blank wall limitations, and a minimum building height of 22 feet.
- Architectural design standards for the townhome component of the site consist of primary and restricted building materials, maximum building lengths, blank wall area limitations, raised and covered pedestrian entrances, building orientation, minimum roof pitch, usable porches and stoops, garage door location requirements, etc.
- Includes fence, wall, and site lighting standards.



• **Existing Zoning**



- The property is currently zoned N1-B and is abutting other properties zoned N1-B, is adjacent to properties zoned commercial, business, manufacturing and logistics, neighborhood 1, and neighborhood 2.



The site (indicated by red star above) is located on the south side of Sunset Road, west of Beatties Ford Road. The Site is adjacent to single-family and multi-family dwellings, retail and other commercial uses, as well as a quarry.



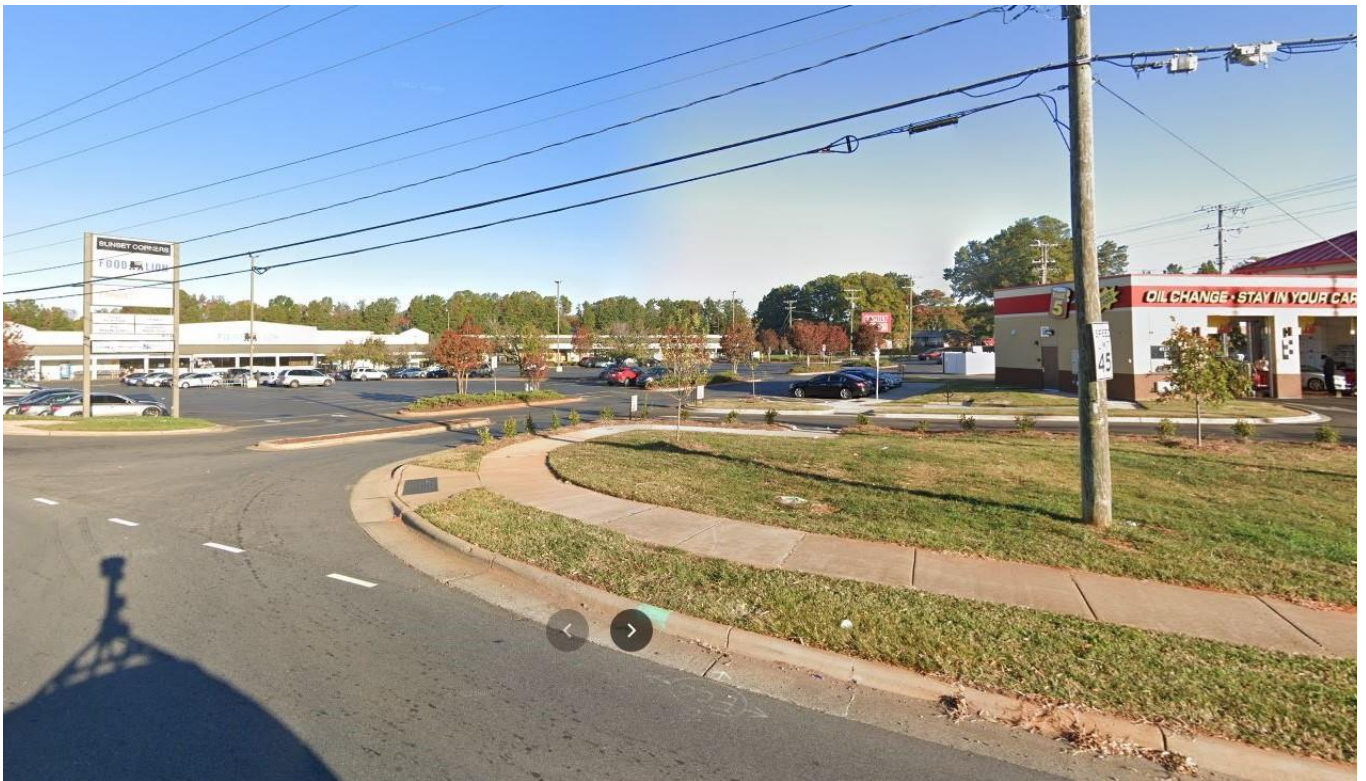


View of the site looking south from Sunset Road. The site is currently vacant.



View of a development east of the site at the intersection of Beatties Ford Road and Sunset Road that contains grocery, restaurant, and auto oriented uses.





View of a retail development located north of the site across Sunset Road at the intersection of Beatties Ford Road containing grocery, other retail, and auto oriented uses.



View of single-family dwelling located east of the site along Sunset Road.





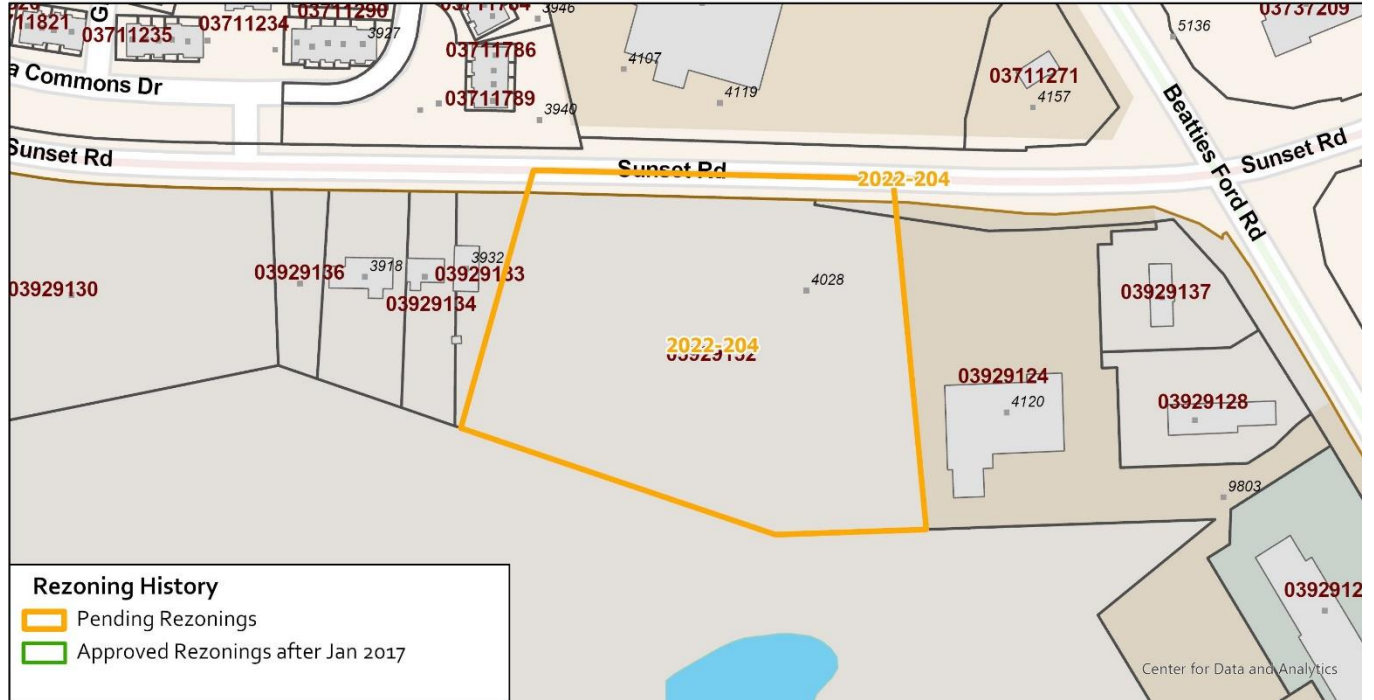
View of the Glenlea Park Apartments located across Sunset Road to the north of the site.



View of the entrance to the Martin Marietta Quarry on Beatties Ford Road. The quarry is located directly south of the site.

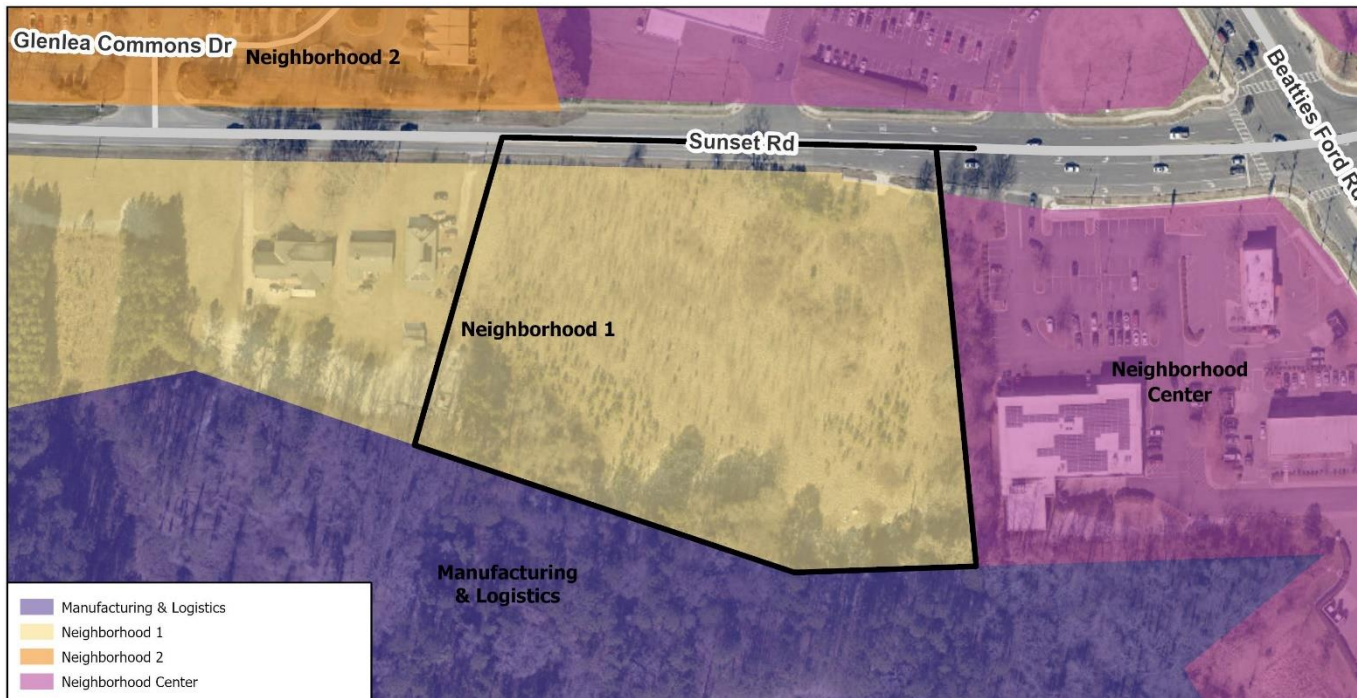


• **Rezoning History in Area**



There have not been any recent rezoning petitions in the area surrounding this 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 on a State-maintained, minor thoroughfare Sunset Road. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. Site plan and/or conditional note revisions are needed to commit to turn lane improvements, streetscape improvements along with condition note revisions. This development is within the Beatties Ford/Rozzelles Ferry corridors of opportunity area of influence.
- **Active Projects:**
  - Beatties Ford Road/Sunset Road Pedestrian Improvements
    - Sunset Rd. from Day Lilly Ln. to Beatties Ford Rd.
    - Anticipated completion year of 2027
- **Transportation Considerations**
  - ~~See Outstanding Issues, Notes 1–10.~~ **ADRESSED**
- **Vehicle Trip Generation:**
  - Current Zoning:
  - Existing Use: Vacant
  - Entitlement: 230 trips per day (based on 20 dwelling units).
  - Proposed Zoning: 1,565 trips per day (based on 24 dwelling units and 28,400 square feet of retail).

## 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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 11 students, while development allowed with the proposed zoning may produce 4 students. Therefore, the net decrease in the possible number of students generated from existing zoning to proposed zoning is 7.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Statesville Road Elementary remains at 77% utilization.
    - Ranson Middle remains at 106% utilization.
    - West Charlotte High remains at 98% utilization.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 440 feet east of the rezoning boundary along Sunset Rd. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 03929132.
- **Erosion Control:** No comments submitted.
- **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 comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES

### Transportation

- ~~1. Sunset Road: Location of curb and gutter to be moved to 19 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of 2+ Avenue, Shared Use Path.~~
  - ~~NOTE: Additional distance from center line to back of curb may be required in locations where a median is present or around intersections and interchanges.~~
  - ~~Label and dimension the curb and gutter from the centerline for each road on the site plan.~~ **Addressed**
- ~~2. Revise site plan and conditional note(s) to commit to construct bicycle facilities by installing a 12' multi-use path to meet the Council adopted Charlotte BIKES Policy. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.~~ **Addressed**



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3. ~~Revise site plan and conditional note(s) to commit to dedicate 35-foot right-of-way from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~  
~~Addressed~~
  4. ~~Add a conditional note specifying "A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements."~~ ~~Addressed~~
  5. ~~Revise site plan and conditional note(s) to commit to widening Sunset Road in and installing a dedicated right turn lane into your site at the western property line. With 100-feet of storage in coordination with NCDOT.~~ ~~Addressed~~
  6. ~~Revise site plan and conditional note(s) to commit to installing a dedicated left turn lane into your site at the western property line in coordination with NCDOT.~~ ~~Addressed~~
  7. ~~Revise site plan and conditional note(s) to commit to removing site access from the eastern property line along with removing the existing driveway.~~ ~~Addressed~~
  8. ~~Revise site plan and conditional note(s) to commit to coordinating with CDOT on street and pedestrian lighting during permitting.~~ ~~Addressed~~
  9. ~~Add conditional note specifying "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north western Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~ ~~Addressed~~
  10. ~~Revise site plan and conditional note(s) to construct 8-foot planting strips and 12-foot multi-use paths on Sunset Road. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement. Add conditional note stating the entire facility must be outside of the right-of-way and within a public access easement. Add conditional note committing to construction and maintenance of the X-foot sidewalks/multi-use paths on X Road.~~ ~~Addressed~~
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Maxx Oliver 704-336-3818