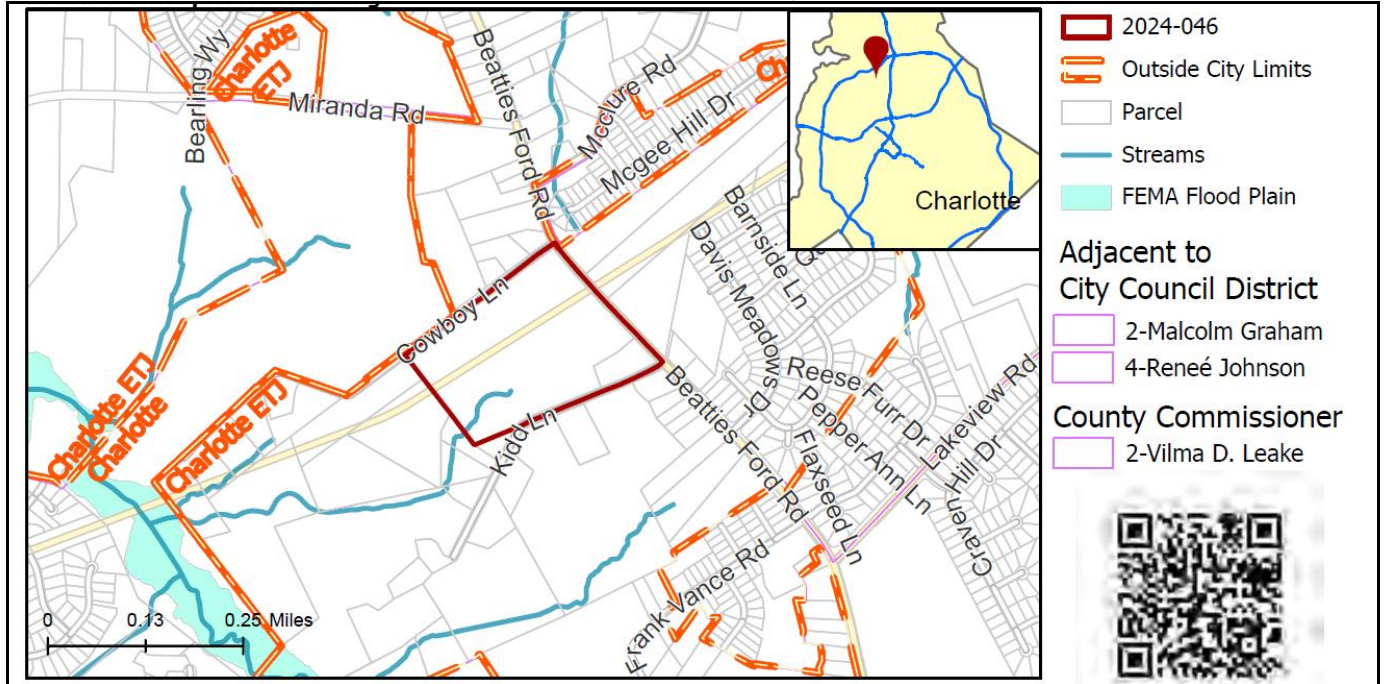


**REQUEST**

Current Zoning: R-8MF(CD) (multi-family, conditional)  
Proposed Zoning: N1-A(CD) (neighborhood 1-A, conditional)

**LOCATION**

Approximately 26.17 acres located on the west side of Beatties Ford Road and north side of Kidd Lane, south of Miranda Road.



**SUMMARY OF PETITION**

The petition proposes to develop a residential subdivision made up of single-family, duplex, and triplex dwellings on a site currently developed with two single-family houses.

**PROPERTY OWNER**

Kidd Gerald Curtis

**PETITIONER**

Lennar Carolinas, LLC

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks, PLLC

**COMMUNITY MEETING**

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

Number of people attending the Community Meeting: 10

**STAFF RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

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

Rationale for Recommendation

- This proposal provides a combination of duplex, and triplex dwellings that would increase the middle density housing options in an area.
- The surrounding area is rural with a growing number of single-family subdivisions. The proposed development is consistent with the changing character of the area as well as the *2040 Policy Map* designation of Neighborhood 1 Place Type.
- However, the petition currently lacks needed specificity regarding the adherence to the requirements of the Compact Development alternative under the N1-A zoning district. The plan does not state the number of

dwelling proposed and does not clearly outline the open space and green area standards.

- Moderate densification is appropriate along this corridor as Beatties Ford Road is considered an arterial street and the proposed extension of Fred D. Alexander Blvd bisects the site.
- The proposal should include additional information regarding the plans for Fred D Alexander Blvd. The plan should state whether all or a portion of the road alignment through the site is to be constructed. If it is to be constructed, to what roadway standard will it be built.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

## PLANNING STAFF REVIEW

### • **Background**

- The site was rezoned in 2022, petition 2021-222, from R-3 (single-family) to R-8MF(CD) (multi-family, conditional) to allow the development of up to 123 multi-family attached residential dwelling units.

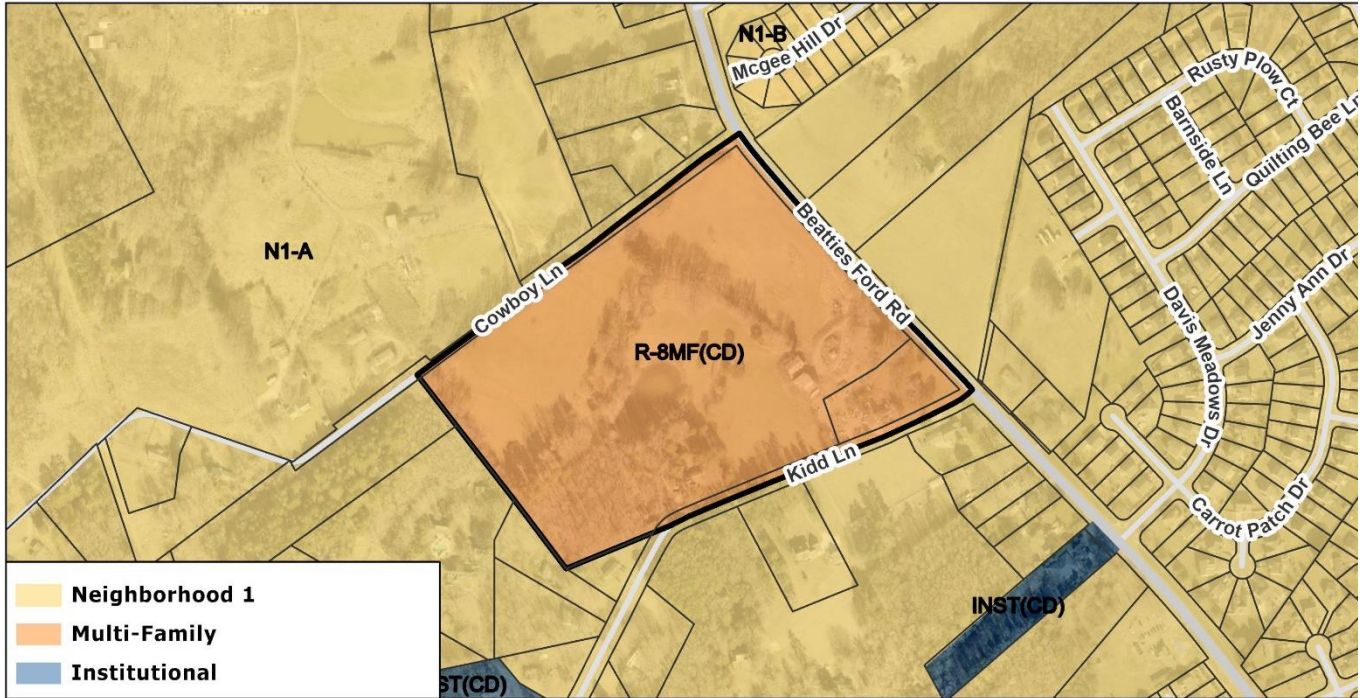
### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

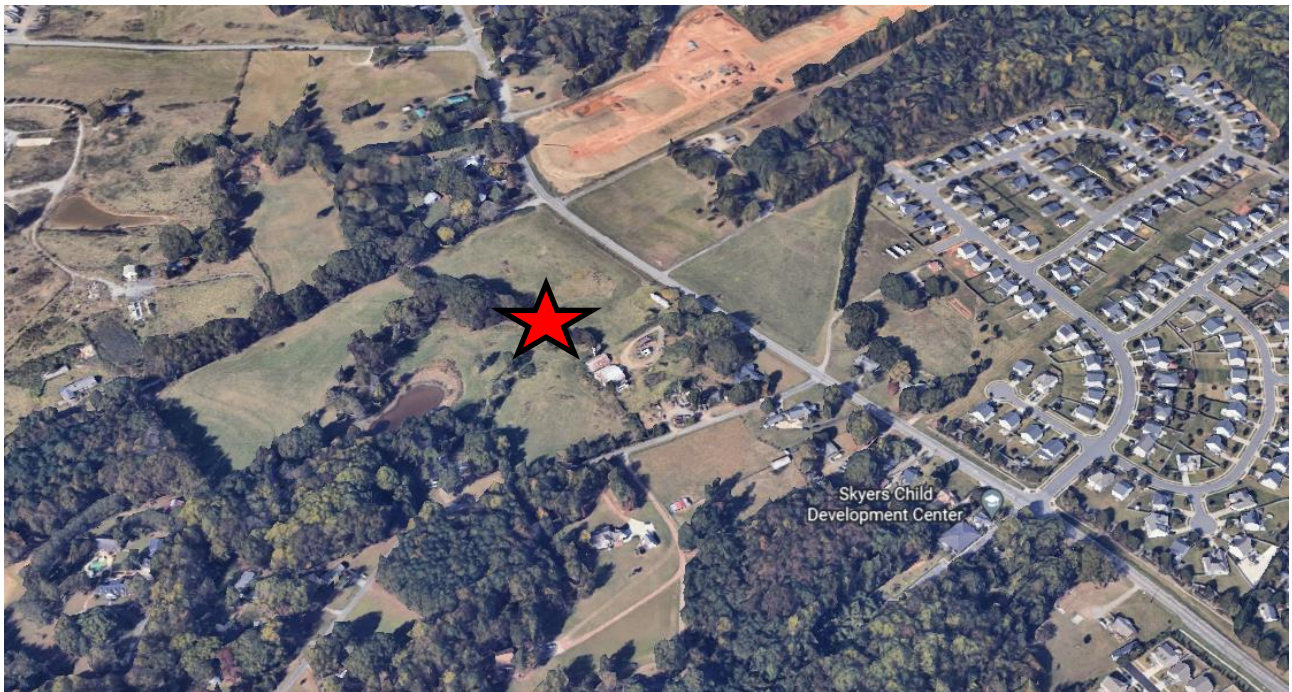
- Allows a residential subdivision made up of single-family, duplex, and triplex dwellings utilizing the Compact Development provisions permitted under the N1-A zoning district.
  - Triplex dwellings will make up no more than 25% of the dwelling units.
- Commits to install a Class B Landscape Yard along the perimeter of the site where abutting Neighborhood 1 Place Type.
- Provides Transportation Provisions:
  - Access is provided via Kid Lane and Cowboy Lane with additional access via the future Fred D. Alexander Blvd.
  - Reserves 110' of right-of-way for the future Fred D. Alexander Blvd alignment.
  - Commits to construct a turn lane on Kidd Lane and a left turn lane into the site from Beatties Ford Rd.
  - Commits to construct an 8' planting strip and 12' multi-use path along the site's frontage on Beatties Ford Rd. And a 6' sidewalk and 8' planting strip on Kidd Lane.
- Provides Architectural Provisions:
  - Includes preferred building materials, pitched roofs, and garage door treatments where visible from public streets.
  - Proposes raised entrances along sidewalks, usable porches and stoops, and sidewalks connecting all units to public streets.



• Existing Zoning



- The site is currently zoned R-8MF(CD) and contains two single-family houses. To the north, south, and west is rural residential properties zoned N1-A. To the east across Beatties Ford Road are single-family subdivisions zoned N1-A and N1-B.



The site (indicated by red star above) is located on the west side of Beatties Ford Road and north side of Kidd Lane, south of Miranda Road. The site is developed with three single-family homes and is surrounded by rural residential and single-family subdivisions to the northeast and southeast. The alignment for the proposed extension of Fred D Alexander Blvd runs east/west through the site.





The properties to the north along Cowboy Lane are developed with large lot single-family homes.



The properties to the south along Kidd Lane are developed with large lot single-family homes.





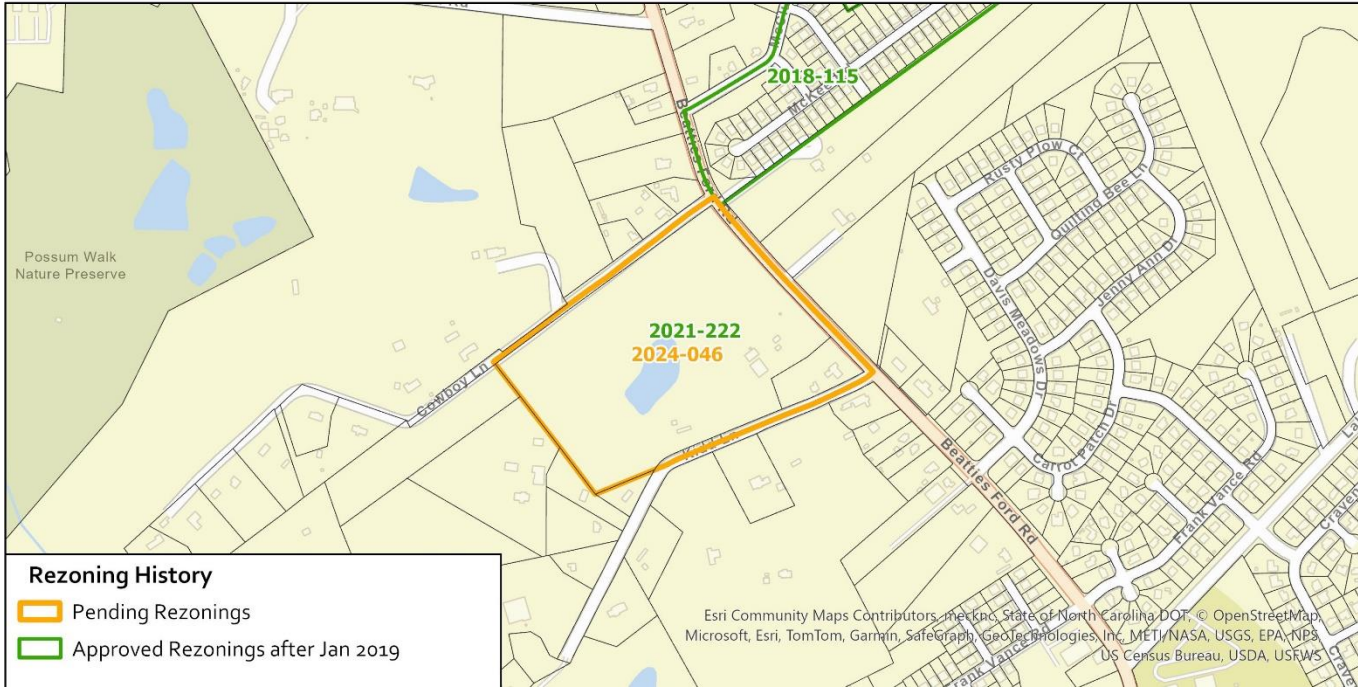
Properties to the east across Beatties Ford Road are developed with single-family subdivisions.



The property to the west along Kidd Lane is developed by Shining Hope Farms.



**Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-115	Approximately 20.08 acres located on the east side of Beatties Ford Road, south of Miranda Road, north of Lakeview Road. From R-3 to R-4.	Approved
2021-222	Approximately 21.16 acres bound by the west side of Beatties Ford Rd, south side of Cowboy Ln, and north side of Kidd Ln. From R-3 to R-8MF(CD).	Approved

**Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1.

- **TRANSPORTATION SUMMARY**

- The site is adjacent to Beatties Ford Road a State-maintained major arterial and Kidd Lane a City maintained local street. The petition is in a northwest wedge outside of Route 4, within the Westside Strategy Plan Study Area. 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 1,176 daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment. Site plan and/or conditional notes commit to constructing multi-use paths/sidewalks on Beatties Ford in accordance with the Charlotte Streets Map and UDO 33.3 and relocating the area reserved for Fred D. Alexander. Site plan and/or conditional notes also commit to constructing Kidd Lane and Cowboy Lane as residential medium (U-02A). Site plan and/or conditional note revision(s) are needed to show and commit to constructing streetscape the entirety of parcel boundary along the right of way of Kidd Lane and Cowboy Lane.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
  - Current Zoning: R-8MF(CD)
  - Existing Use: 28 trips per day (based on two single-family units).
  - Entitlement: 946 trips per day (based on 208 single-family attached units).
  - Proposed Zoning: N1-A(CD). 1,176 trips per day (based on 161 dwelling units).

- **DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development with the proposed zoning may produce 28 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Hornets Nest Elementary from 103% to 105%
    - Ranson Middle remains at 91%
    - Hopewell High remains at 93%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Kidd Ln. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 350 feet southeast of the rezoning boundary along Beatties Ford Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Notes 2 and 3.

**OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**Transportation

1. CDOT: Site plan and conditional notes should be updated to construct streetscape the entirety of property boundary/Right of way for Kidd Lane and Cowboy Lane as well. Current plan had streetscape stopping short.

Environment

2. Urban Forestry: Tree Survey for Conditional Zoning Map Amendment. A tree survey shall be required for all conditional zoning map amendments.
3. Urban Forestry: Show green area calculations. It does not appear that enough tree save is being set aside.

Site and Building Design

4. Subdivision: The new street network exceeds the maximum block length of 800'. Revise site plan to meet all subdivision requirements.
5. Entitlement Services: Provide conditional note stating the maximum number of lots/units permitted under the plan. Noted number of units should match numbers provided to CDOT.
6. Entitlement Services: Specify in the conditional notes that the proposed development will be a Compact Residential Development.
7. Entitlement Services: Provide a conditional note clarifying the status of Fred D Alexander and if it is proposed to be constructed. If it is to be constructed, describe to what standard. Provide clarification of how Public Street A will function with regards to Fred D Alexander.
8. Entitlement Services: Clearly show that the plan meets all Common Open Space and Green Area requirement for Compact Development.

**REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING**Site and Building Design

9. Entitlement Services: show required/proposed setbacks along all existing and proposed public and network require private streets.

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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