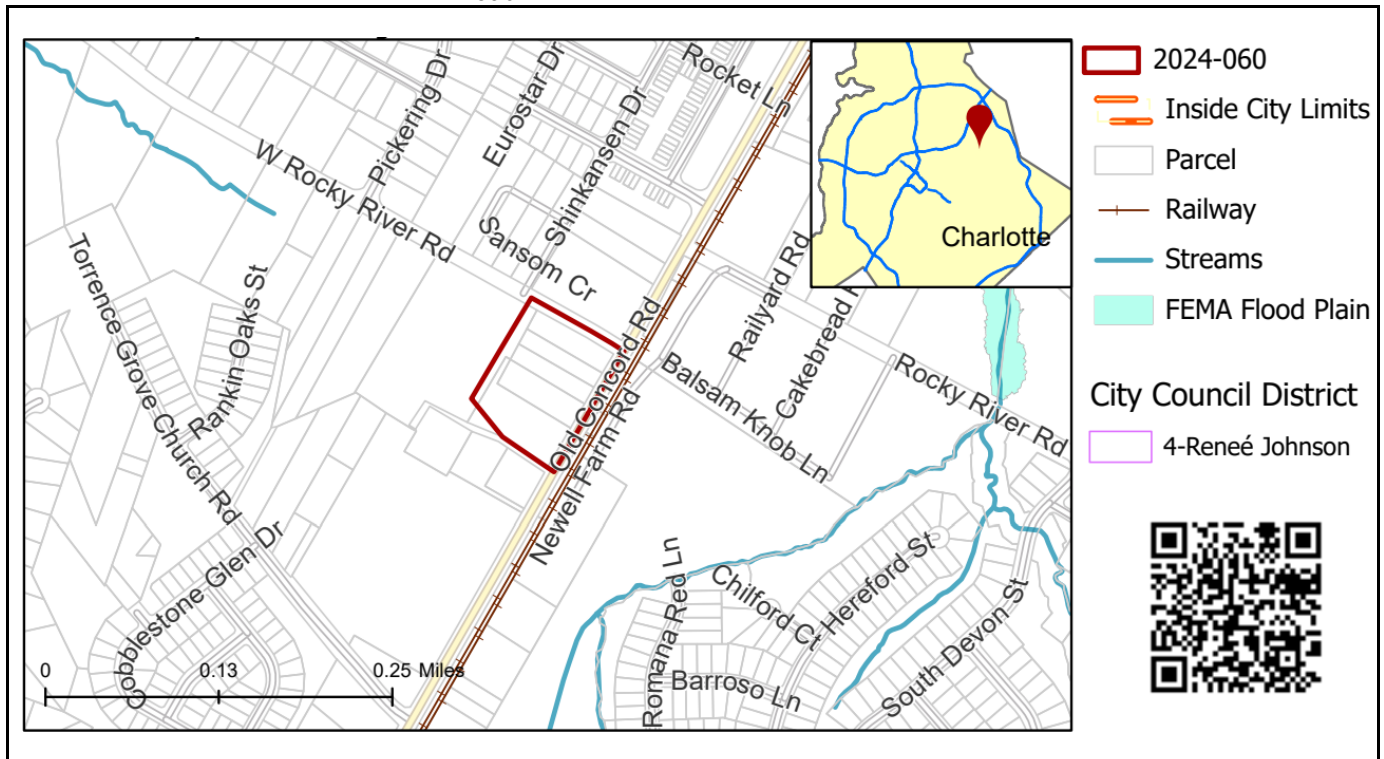


**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A), N2-B (Neighborhood 2-B)  
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

**LOCATION**

Approximately 4.36 acres located at the southwest intersection of Rocky River Road West and Old Concord Road, north of Torrence Grove Church Road.



**SUMMARY OF PETITION**

The petition proposes a residential community with a mix of triplexes and duplexes with up to a total 54 units together with accessory uses as allowed by right and under prescribed conditions.

**PROPERTY OWNER**

Newell Presbyterian Church

**PETITIONER**

DreamKey Partners

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 28

**STAFF RECOMMENDATION**

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

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for 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 Equitable Growth Framework (EGF) Support to be in a housing gap area.
- This petition provides a diversity of housing options by increasing the presence of middle density housing (e.g., duplexes, triplexes).

- The subject property is about a mile from the nearest Community Activity Center providing access to goods and services.
- A portion of the site is zoned N2-B which could allow multi-family attached and multi-family stacked units.
- The existing church driveway off Old Concord Road and the 40-foot setback from the southern boundary will provide transition to the existing single family zoning to the south.
- The site is just over one and a half miles from the Lynx Blue Line, and just under a mile from a greenway trailhead (Toby Creek Greenway).
- The site has frontage along two Arterials according to the Charlotte Streets Map, including Rocky River Road and Old Concord Road.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

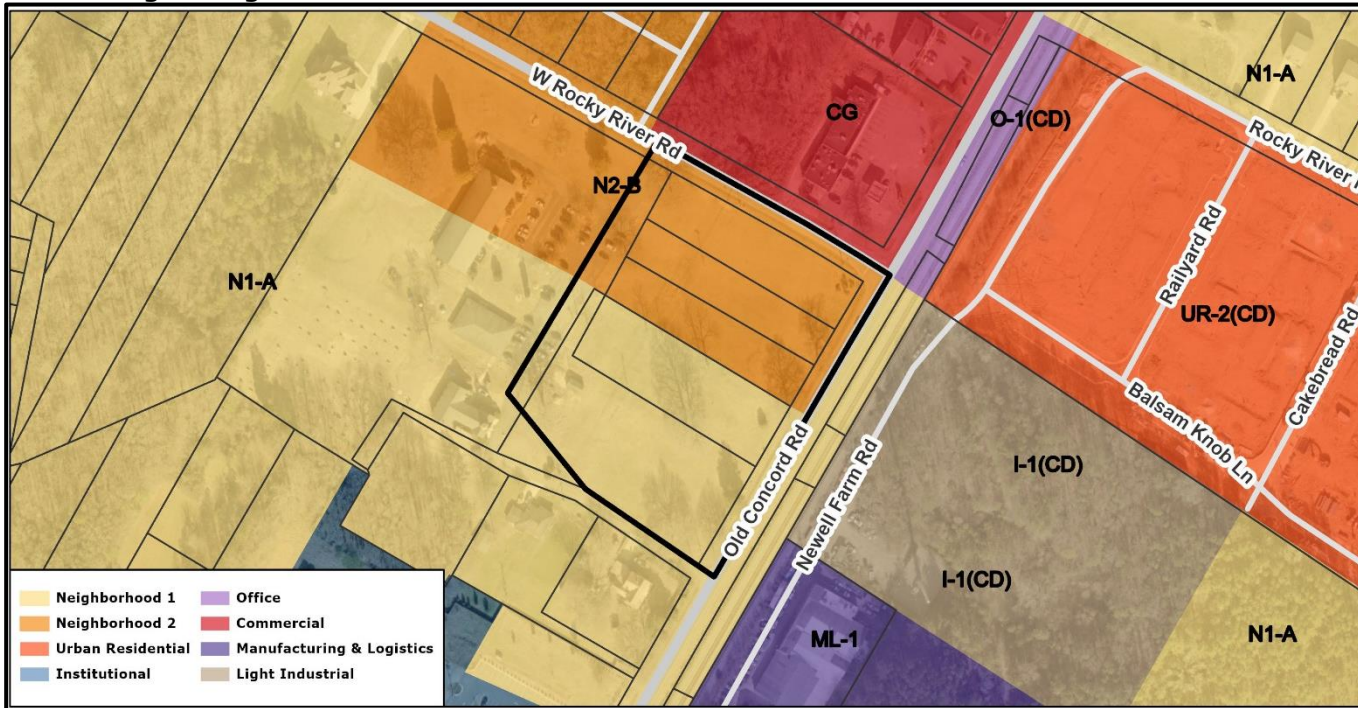
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to a total 54 triplex and duplex units.
- Provides an 8-foot wide planting strip and 12-foot wide shared use path along the Old Concord Road frontage.
- Provides an 8-foot wide planting strip and an 8-foot wide sidewalk along the Rocky River Road West frontage.
- Access to the site will be from Rocky River Road West.
- Provides walkways to connect all residential entrances to sidewalks along abutting streets.

• **Existing Zoning**



- The site is currently split zoned N1-A and N2-B. The adjacent zoning districts include N1-A, I-1(CD), ML-1, O-1(CD) and UR-2(CD) for a mix of allowed uses.



The subject property is denoted by a red star. The surrounding land use include a religious institution, a school, single family homes, multi-family apartments, commercial/retail and industrial uses.



The property to the west along Rocky River Road West is the Newell Presbyterian Church.



The property to the north along Old Concord Road is a 7-Eleven store.



The property to the south along Old Concord Road is developed with a single family house.



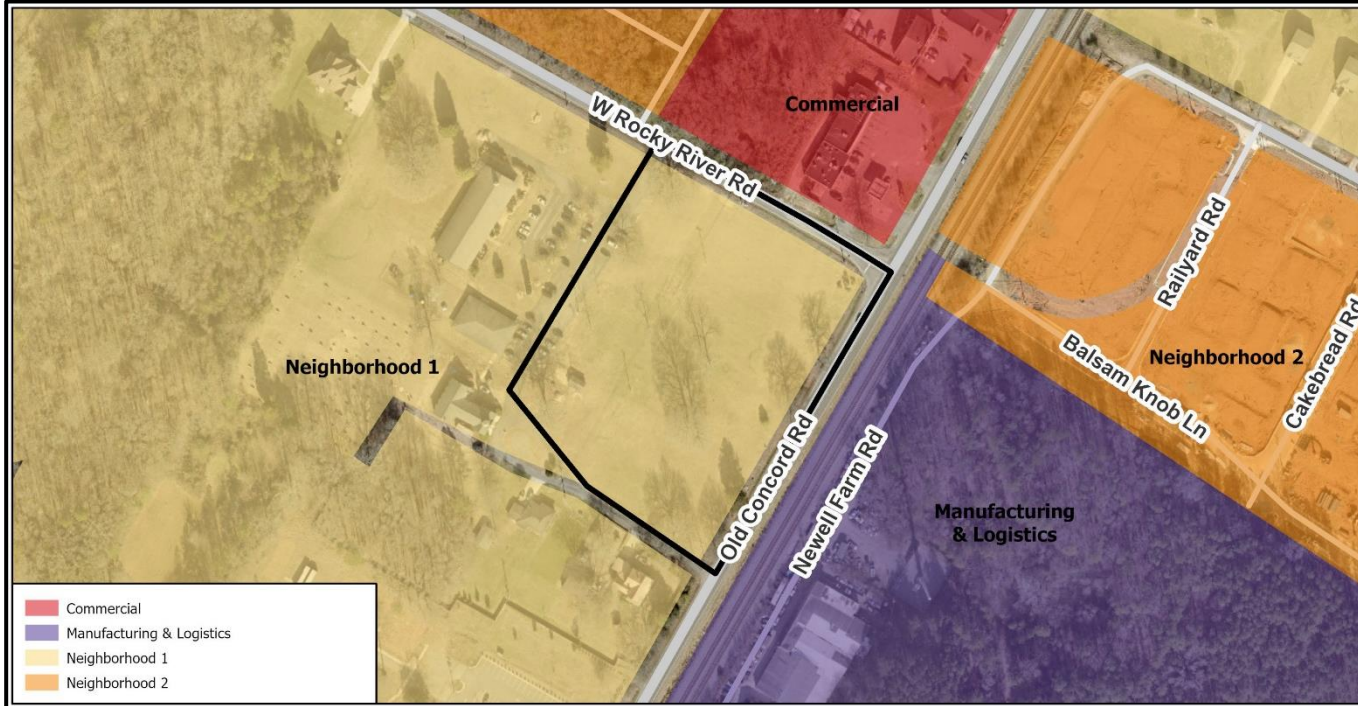
The property to the northeast along Newell Farm Road is the railroad track and petition 2019-062 under construction to allow up to 126 duplex units.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-062	Rezoned 13 acres from B-1(CD) and O-1(CD) to UR-2(CD) to allow up to 126 duplex units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends a Neighborhood 1 Place Type for this site.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Old Concord Road, a State-maintained arterial road and Rocky River Road West a City-maintained arterial road. 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. Site plan and/or conditional note revisions are needed to commit to show future back of curb location and dimension and show streetscape along Old Concord Road. Further details are listed below.

• **Active Projects:**

- West Rocky River SUP
  - Construction of a 12 ft multi-use path, 8 ft planting strip, driveway improvements, ramps, curb and gutter, and storm drainage along the north side of Rocky River Road West between Rockland Drive and Old Concord Road.
  - Completion Date TBD

• **Transportation Considerations**

- See Outstanding Issues, Notes 1-3

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 152 trips per day (based on 2 single family dwelling units and 12 multi-family dwelling units).

Proposed Zoning: 361 trips per day (based on 54 attached dwelling units).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** This development may add 8 students to the schools in this area.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - JW Grier Elementary remains at 101%.
    - Martin Luther King, Jr. Middle remains at 100%.
    - Julius L. Chambers High remains at 137%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Old Concord Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Old Concord Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** ~~See Outstanding Issues, Note 4~~ Addressed
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

#### OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

##### Transportation

1. Correct conditional note 3F to specify 24.5 feet from roadway centerline and that it is a minimum of 24.5 feet from roadway centerline. Also change the callout below to remove "by others".
2. Correct conditional note 3E to specify it is a minimum of 19 feet from roadway centerline.
3. Revise site plan and conditional note(s) to commit to providing a full alley way connection to allow for Solid waste collection services. If a full alley connection is not provided a vehicular turn around per CLDSM 11.20 if that connection is required to be installed. Site plan shall label turn around or alley connection. Add a conditional note committing to this connection or turn around.
4. ~~Provide dimension for both the 12-foot shared-use path and 8-foot planting strip and provide callout for the 8-foot planting strip.~~ Addressed

##### Environment

5. ~~Add note: For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.~~ Addressed
6. ~~Consider adding tree plantings along the alleys.~~ Addressed

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225