

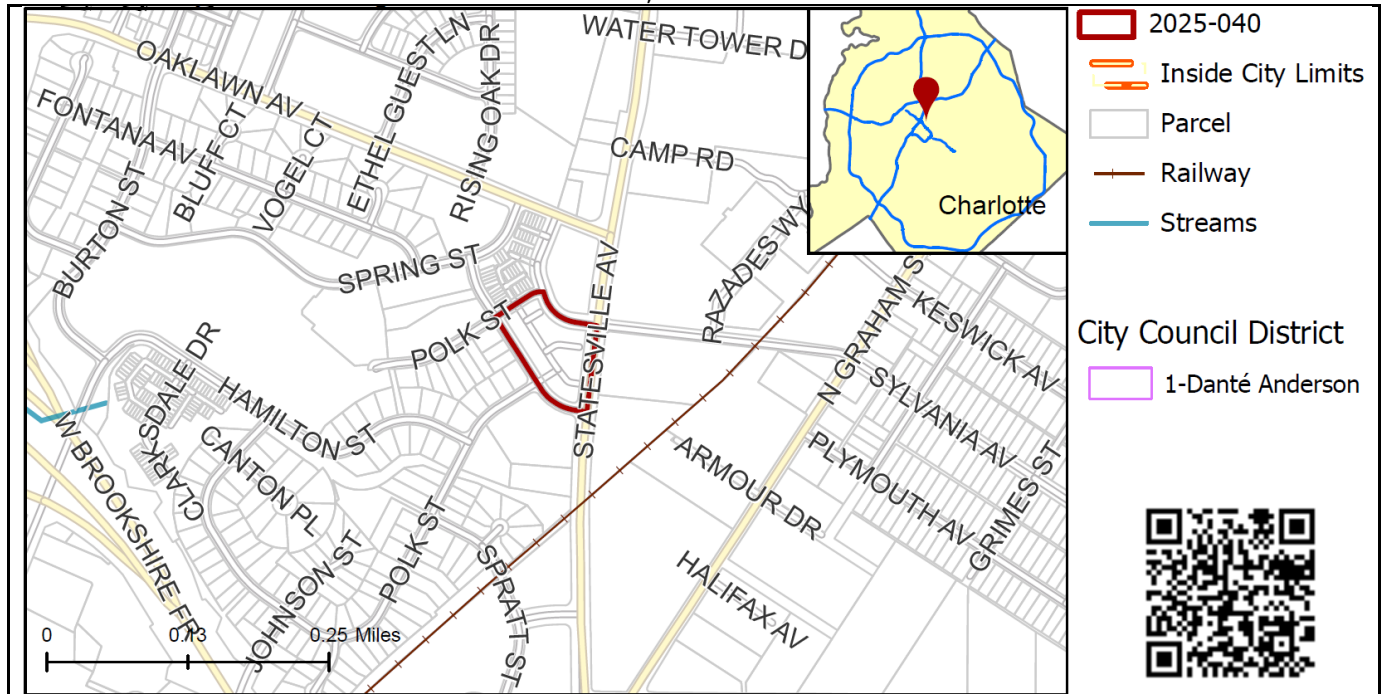
REQUEST

Current Zoning: MUDD(CD) (Mixed-Use Development District, conditional).

Proposed Zoning: MUDD(CD) SPA (Mixed-Use Development District, conditional, site plan amendment).

LOCATION

Approximately 2.21 acres located west of Statesville Avenue, north of Callahan Street, and south of Romeo Alexander Road.



SUMMARY OF PETITION

The petition proposes to increase the maximum height of the principal structures and revise the affordable housing standards for a portion of the site. The subject portion of the site is currently undeveloped.

PROPERTY OWNER

TDC Greenville, LLC

PETITIONER

TDC Greenville, LLC

AGENT/REPRESENTATIVE

Remington A. Jackson, Parker Poe Adams & Bernstein

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 **consistent** with the 2040 Policy Map recommendation for the Community Activity Center Place Type.

Rationale for Recommendation

- The petition is a site plan amendment (SPA) requesting to increase the maximum building height to 55 feet, from 45 feet as outlined on the previously approved rezoning petition, 2018-150. The plan, outside of the described area, permits a maximum building height of 65 feet.
- The proposed site plan amendment also revises the affordable housing commitments to note at least 10 affordable residential units: 5 for

households earning 60-80% of the Area Median Income (AMI) and 5 for households earning 80-100% of the AMI.

- Overall, the site plan amendment does not alter the number of dwelling units from the previously approved plan.
- The site would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The site is designated as the Community Activity Center Place Type by the *2040 Policy Map*. The Community Activity Center Place Type recommends mid-sized mixed-use areas, including multi-family developments, in pedestrian oriented environments along major roadways.
- The site is located within a ¼-mile walk of Camp North End, a large and growing mixed-use development containing office, restaurant, retail, residential, and cultural uses.
- The site is located along the route of the Urban Arboretum Trail. Connecting the site to Uptown, the Music Factory, the 5-Points Neighborhood, and the Gold Line Streetcar.
- The site is served by the number 21 and 26 CATS local bus providing service to the Charlotte Transportation Center and to the Rosa Parks Community Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

PLANNING STAFF REVIEW

• Background

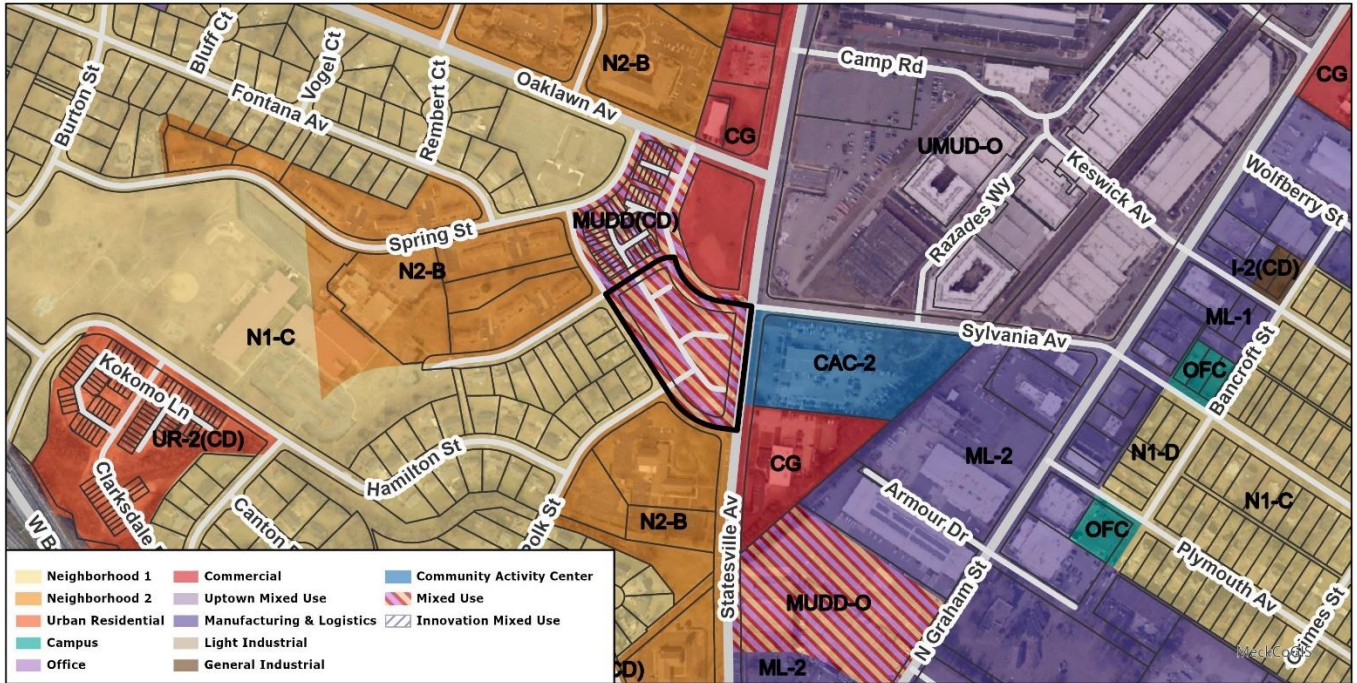
- In 2018 (petition 2018-150) the 5.28-acre site was rezoned from B-1 (Neighborhood Business) to MUDD(CD) (Mixed-Use Development District, conditional) allow for the development of a multi-family project with up to 250 dwelling units.
 - The maximum height was limited to 65 feet with the exception of an area along Callahan Street between the Polk Street intersections which was limited to 45 feet.
 - The plan also committed to affordable housing standards including: No less than 10 percent of rentals shall be rented at affordable rates for households earning 80%-100% of the AMI for a period of 5 years. No less than 20 percent of for-sale units shall be priced affordable for households earning 80%-120% of the AMI and achieved through the initial sale.

• Proposed Request Details

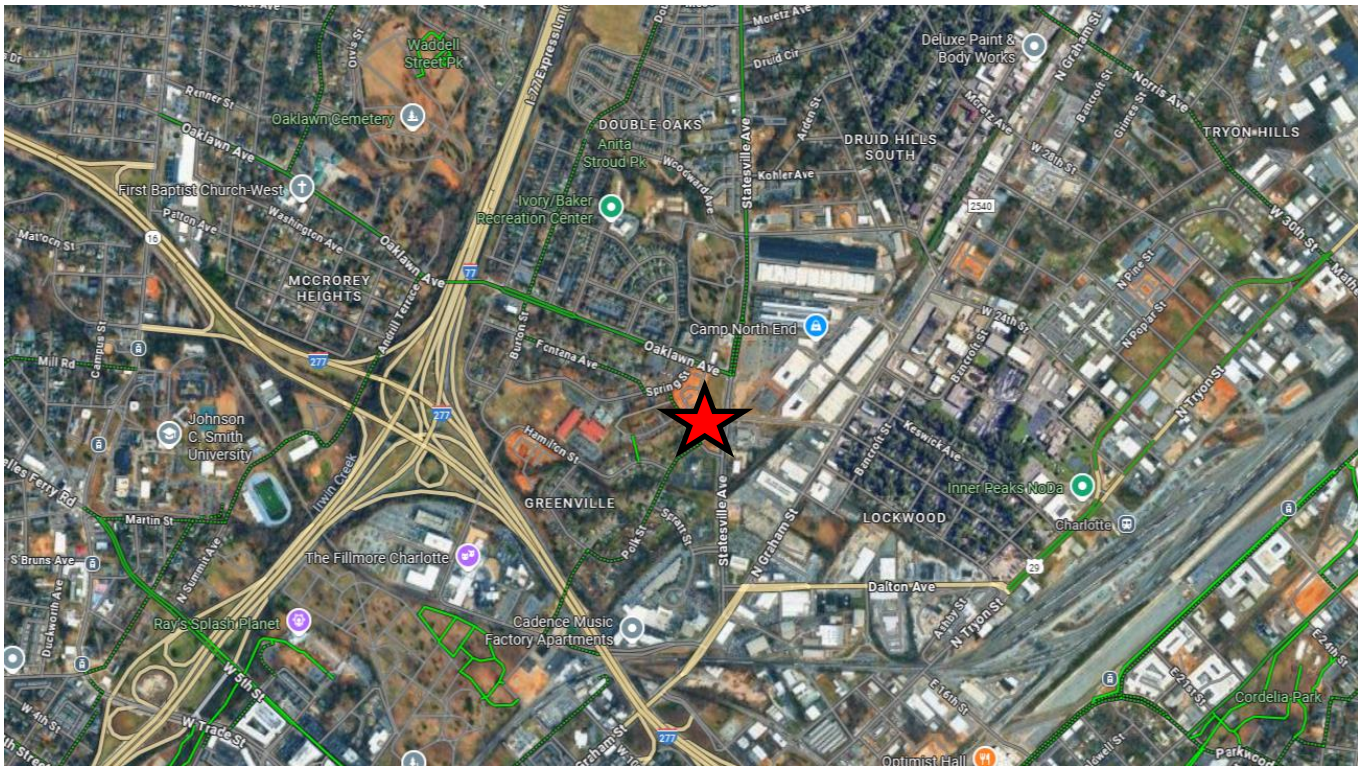
The site plan amendment contains the following changes:

- Increases the maximum building height to 55 feet in the area along Callahan Street between the Polk Street intersections, as generally depicted on the site plan.
- The plan revising affordable housing commitment and will now commit to the following: provides at least 10 affordable residential units: 5 for households earning 60-80% of the Area Median Income (AMI) and 5 for households earning 80-100% of the AMI.

• Existing Zoning



The site is currently zoned MUDD(CD) (Mixed-Use Development District, conditional). The site is adjacent properties zoned N1-C (Neighborhood 1-C) to the southwest across Callahan Street, N2-B (Neighborhood 2-B) to the south across Callahan Street, CG (General Commercial) abutting to the north, and MUDD(CD) (Mixed-Use Development District, conditional) to the west, part of the original approval, petition 2018-150.



The site (indicated by red star above) is located along the west side Statesville Avenue, south of Oaklawn Avenue. The site is located southwest of Camp North End across Statesville Avenue. The site is ½-mile east of Interstate I-77 and ½-mile north of Interstate I-277.



View of the site looking north from the intersection of Statesville Avenue and Callahan Street. The site is a portion of a MUDD(CD) (Mixed-Use Development District, conditional), petition 2018-150. This portion of the larger development area is approved for 110 multi-family attached dwellings and has been graded for construction since this image was captured.



View of multi-family attached dwellings under construction to the west of the subject site, which is zoned MUDD(CD) (Mixed-Use Development District, conditional) and a portion of the original approval, petition 2018-150.



View of single-family development located across Callahan Street southwest of the site. Typical of the development pattern in the Greenville neighborhood developed to the south and west of the site.



View of a church located at the southwest corner of the intersection of Statesville Avenue and Callahan Street south of the site.

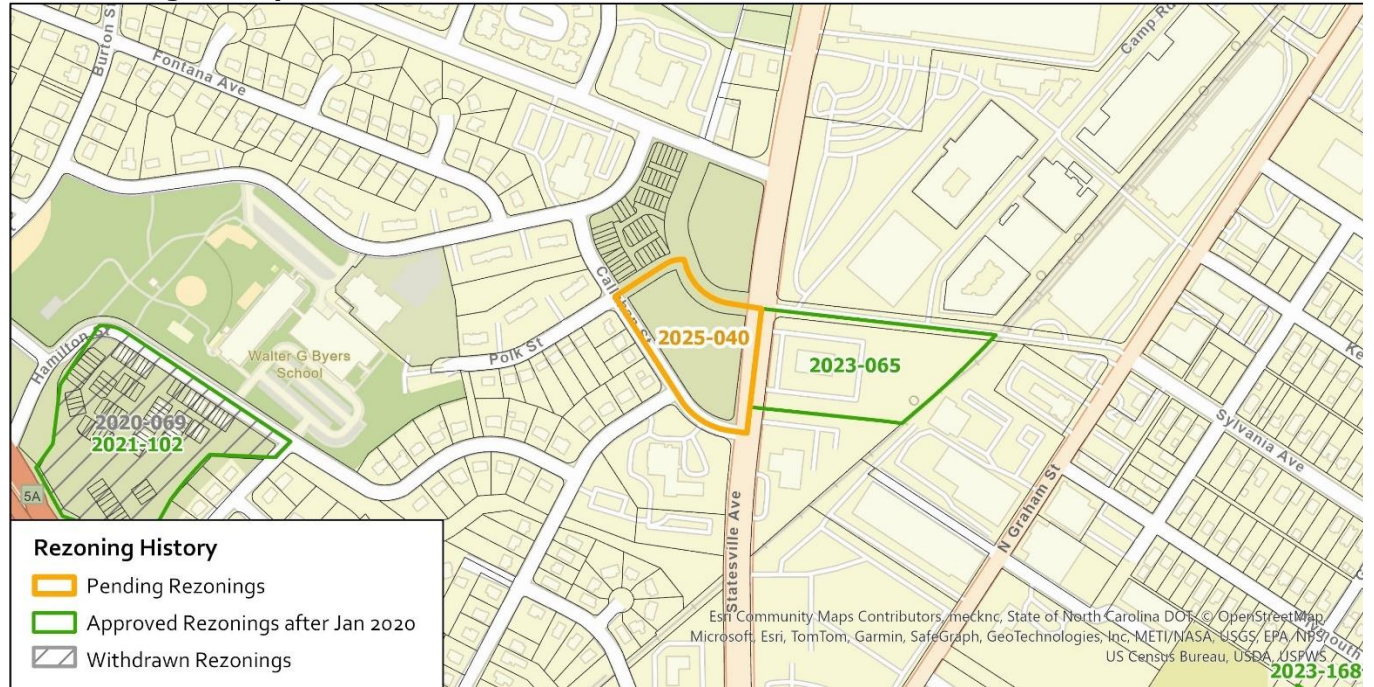


View of commercial development located to the east of the site across Statesville Avenue.



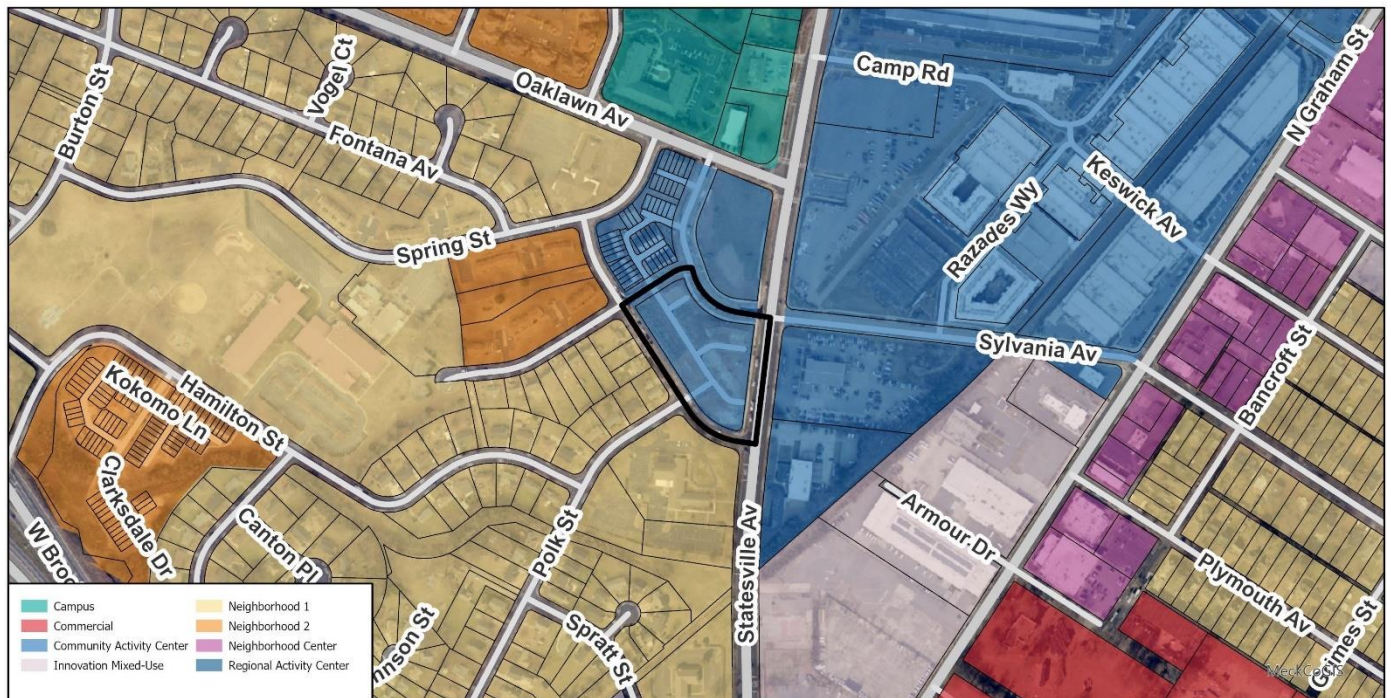
View of the Camp North End development located to the northeast of the site across Statesville Avenue.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-102	Rezoned 6.96 acres located along the south side of Hamilton Street, northeast of Brookshire Freeway, and west of Statesville Avenue for an 83 unit multi-family attached development from R-5 (Single Family residential) to UR-2(CD) (Urban Residential, conditional).	Approved
2023-065	Rezoned 3.89 acres located at the southeast intersection of Statesville Avenue and Sylvania Avenue, west of North Graham Street from ML-2 to CAC-2. A conventional rezoning that permits any use allowed in the CAC-2 district.	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) calls for the Community Activity Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Statesville Avenue, a State-maintained major arterial, and Callahan Street, 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. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- CIP: Sharon Road at Eastburn Road Improvements
 - Project ID: PM51217002
 - Location Description: Graham Street from Armour Drive to Woodward Avenue, Statesville Avenue from Sylvania Avenue to Woodward Avenue
 - Project Description: This project will be constructed with the Camp North End CIP/ATCO Development. Pedestrian, bicycle and aesthetic improvements will be made on Graham Street, Woodward Avenue, Statesville Avenue, and Sylvania Avenue around the site's boundaries.
 - Project Type: Pedestrian and Bike
 - Project Phase: Complete
 - Anticipated Completion Date: Late 2022
 - PM: Leslie Bing, lbing@charlottenc.gov

- **Transportation Considerations**

- No Outstanding Issues.

- **Vehicle Trip Generation:**

Current Zoning: MUDD(CD)

Existing Use: Vacant

Entitlement: 478 trips per day (based on 110 dwellings).

Proposed Zoning: MUDD(CD) SPA. 478 trips per day (based on 110 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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 7 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Walter G Byers K-8 remains at 63%
 - West Mecklenburg High remains at 96%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Callahan St. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Callahan St. 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 comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.