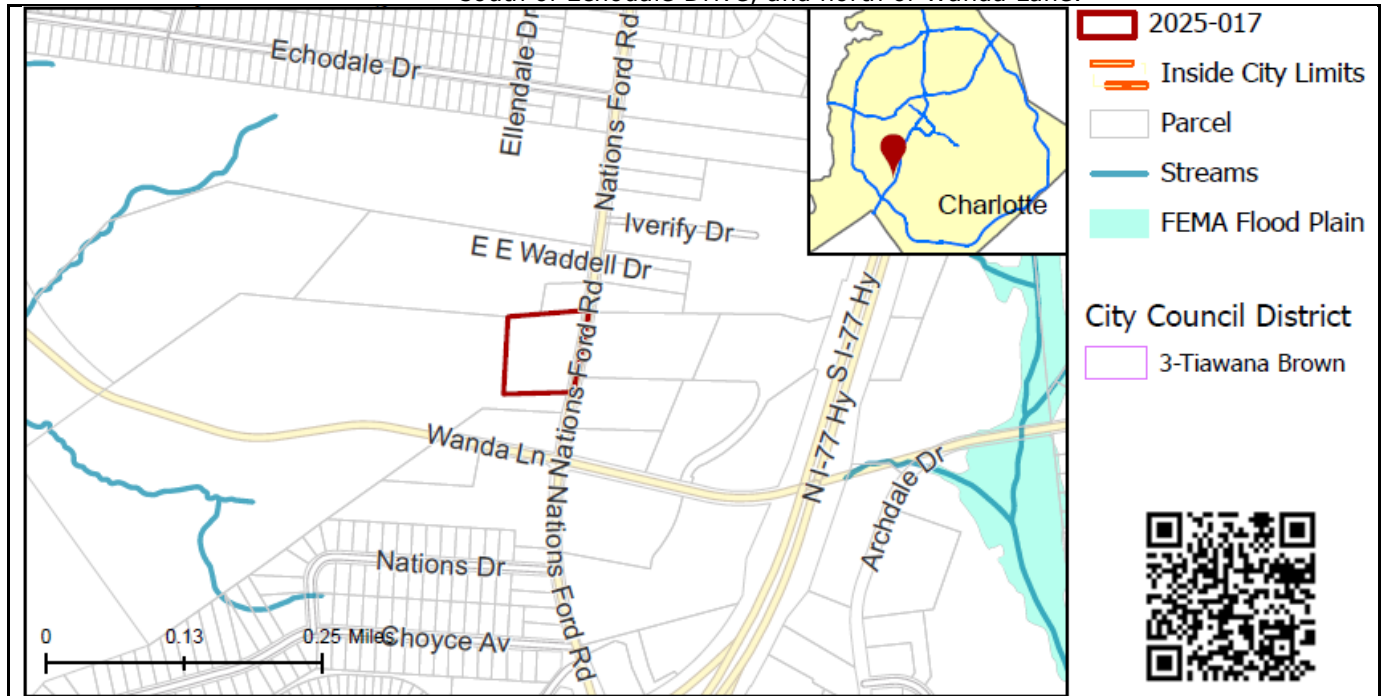


REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 3 acres located on the west side of Nations Ford Road, south of Echodale Drive, and north of Wanda Lane.



SUMMARY OF PETITION

The petition proposes to redevelop a site in the Nations Ford Road corridor occupied by a single-family detached dwelling and accessory structures with a community of 37 multi-family attached dwellings.

PROPERTY OWNER

Ernest Jr & Judith Smith

PETITIONER

The Drox Group, LLC

AGENT/REPRESENTATIVE

Nolan Groce, Urban Design Partners

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The proposed multi-family attached dwellings would diversify the housing options along this segment of Nations Ford Road. The Equitable Growth Framework identifies housing as a priority need in this area.
- The site is adjacent to EE Waddell High School and within ½ mile of Nations Ford Elementary School, an employment campus, commercial node, and a proposed Mecklenburg County community resource center.
- A bus stop for CATS Route 24 is located along the site's Nations Ford Road frontage.

- The site is a remnant parcel surrounded by property owned by Charlotte-Mecklenburg Schools.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

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

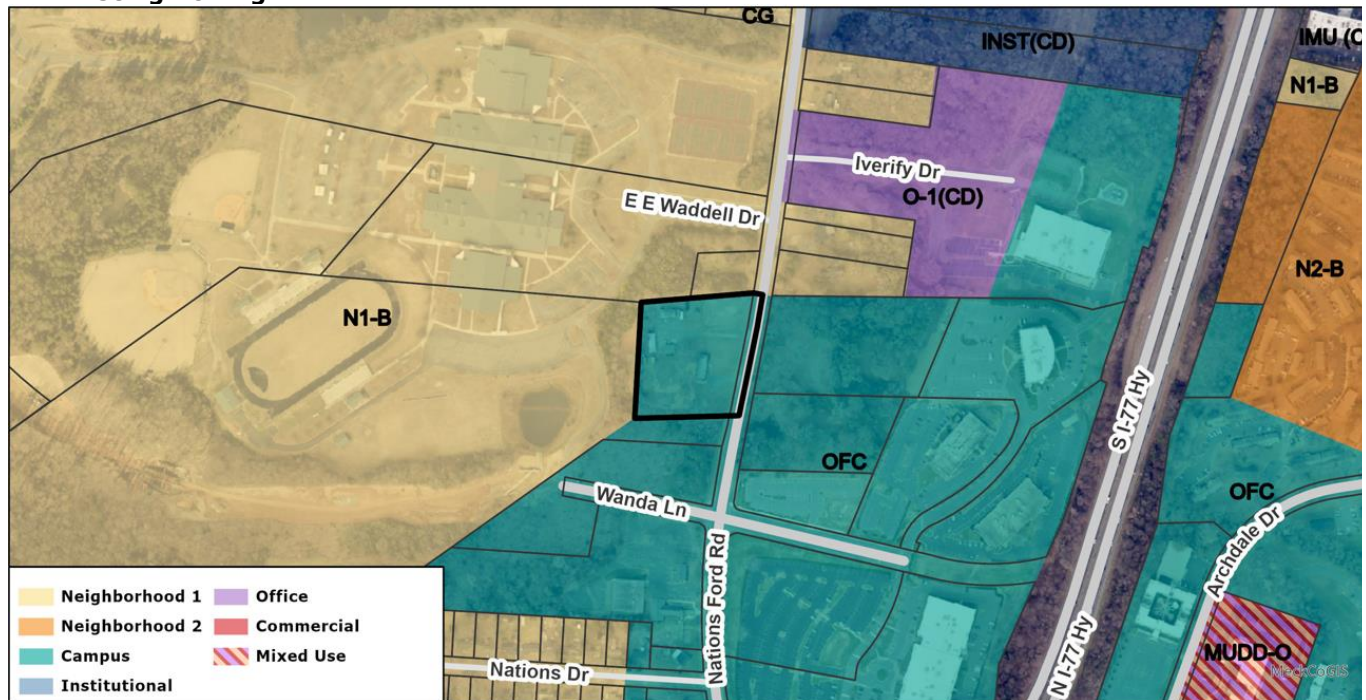
PLANNING STAFF REVIEW

• Proposed Request Details

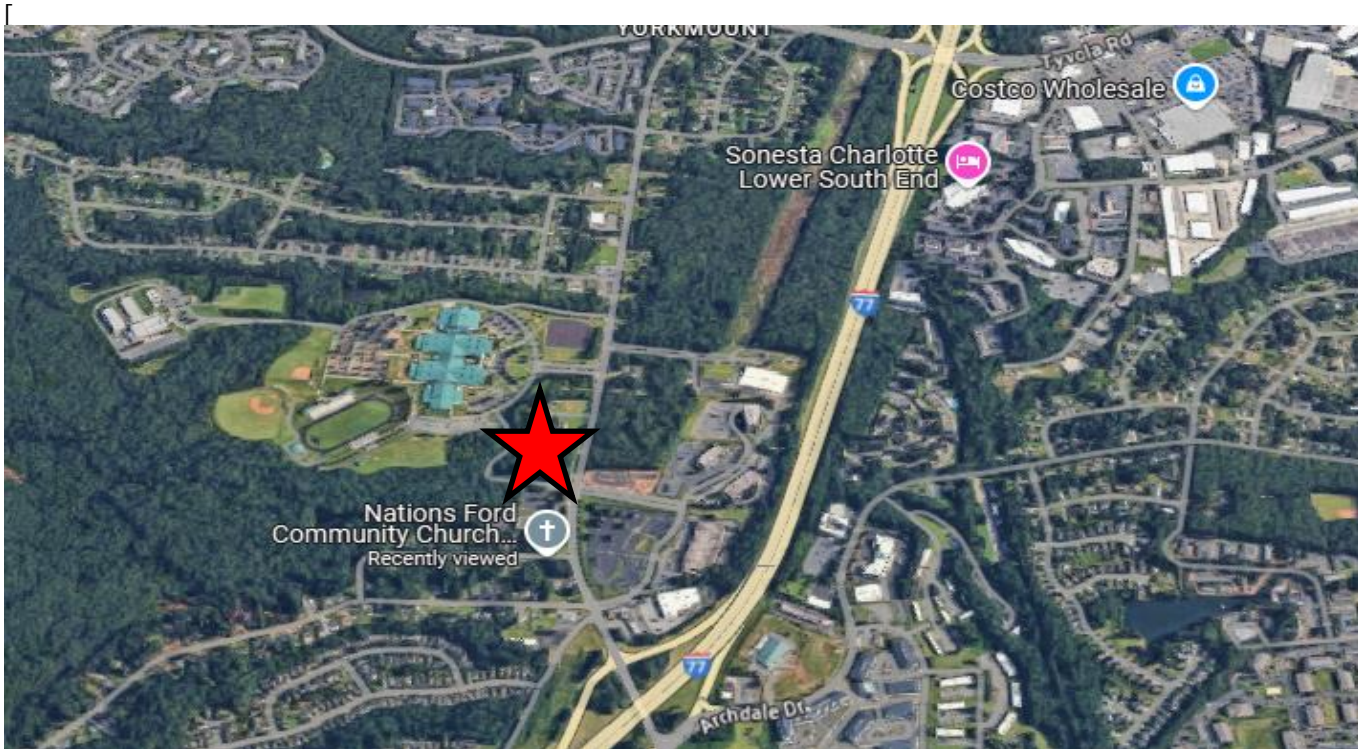
The site plan accompanying this petition contains the following provisions:

- Proposes a community of 37 multi-family attached dwellings, including one quadraplex and 11 triplex buildings.
- Establishes a network of private alleys to access units.
- Implements 8' sidewalk and 8' planting strip along Nations Ford Road.
- Commits to open space with a minimum dimension of 50' in radius.
- Provides 7 guest parking spaces.
- Prohibits vinyl as a building material except for on windows, soffits, and trim features.
- Limits detached lighting to 21' in height and requires that they be full cutoff and downwardly directed.
- Provides an alley stub to the south to facilitate potential future cross access towards Wanda Lane.

• Existing Zoning



- The site and properties to the south and east are zoned OFC. Properties to the north and west are zoned N1-B with other zoning districts further from the site including O-1(CD) (Office, Conditional), INST(CD) (Institutional, Conditional), and CG (General Commercial).



The site, marked by a red star, is surrounded by a mix of uses including institutional, office, single family residential, and commercial.



Street view of the site as seen from Nations Ford Road.



Street view of the EE Waddell High School campus to the north of the site along Nations Ford Road.



Street view of vacant, wooded land to the east of the site across Nations Ford Road.

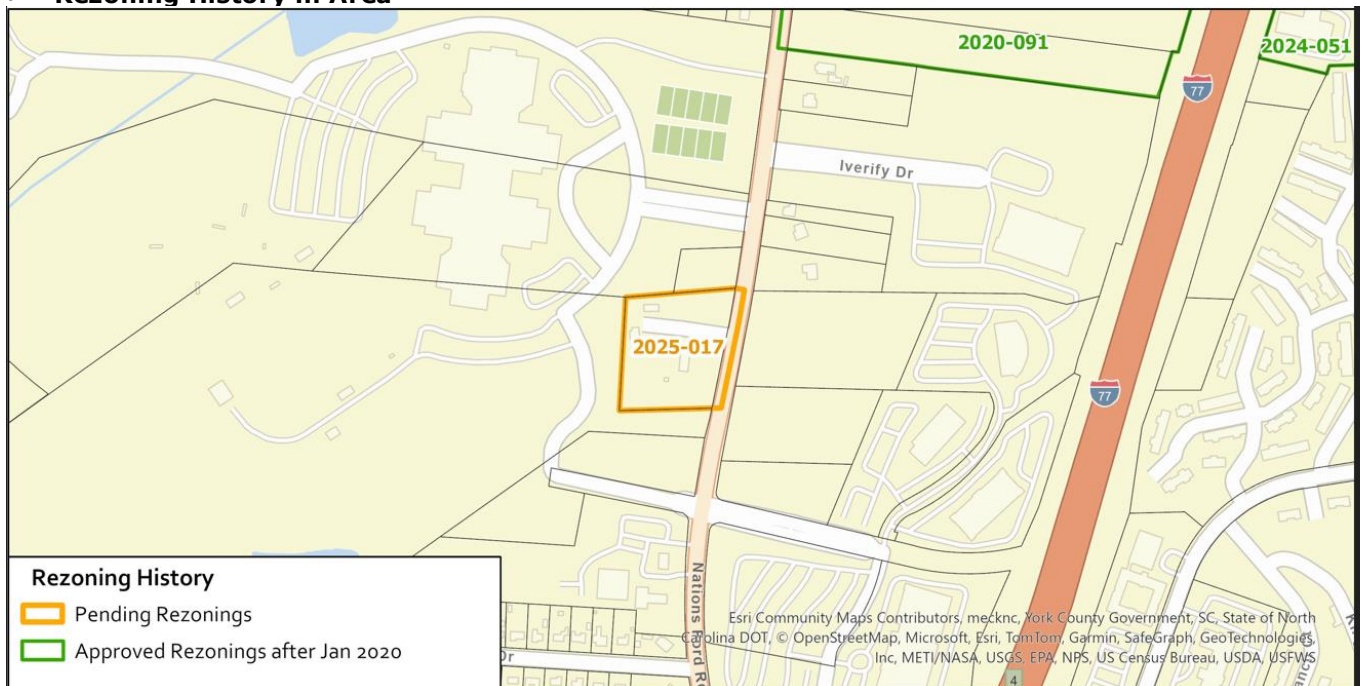


Street view of vacant, wooded land to the south of the site along Nations Ford Road.



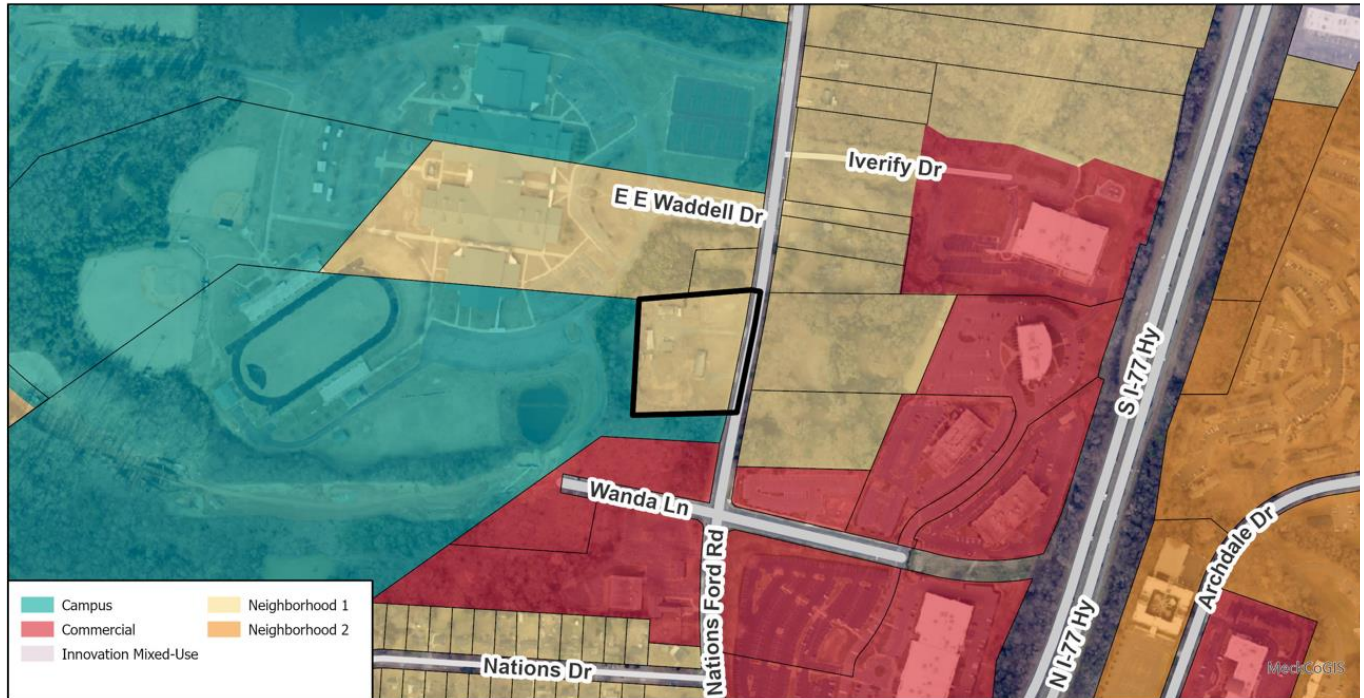
Street view of the EE Waddell High School campus west of the site as seen from an internal campus drive.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-051	Petition to rezone to IMU(CD) (Innovation Mixed-Use, Conditional) to allow either 144 multi-family residential dwellings or 144 hotel rooms on the site.	Approved
2020-091	Petition to rezone to INST(CD) (Institutional, Conditional) to allow a community resource center.	Approved

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

The site is located adjacent to Nations Ford Road, a City-maintained major arterial, north of Nations Drive, a City-maintained local street. 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. All outstanding CDOT comments have been addressed.

- **Active Projects:**
- N/A
- **Transportation Considerations**
- No outstanding issues.
- **Vehicle Trip Generation:**
- Current Zoning:
 - Existing Use: 10 trips per day (based on one single-family dwelling unit).
 - Entitlement: 407 trips per day (based on 30,000 SF of office).
- Proposed Zoning: 231 trips per day (based on 37 multifamily attached 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:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 5 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Nations Ford Elementary remains at 95%
 - Southwest Middle remains at 131%
 - Olympic High remains at 81%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Nations Ford Rd. Charlotte Water has accessible

sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Nations Ford Rd. 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.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Site and Building Design

1. ~~Extend the easternmost residential alley to the property line for future cross access to the parcel to the south as well as potential future connectivity to Wanda Lane. Also add an alley connection to the northern property line for future cross access to the remnant parcel to the north. Provide a conditional note indicating that the alleys may be connected to the parcels to the south and north by future development. Alleys should be illustrated on the site plan and listed in the conditional notes as constructed to the property line.~~ ADDRESSED
2. ~~Provide sidewalk along the length of the east west alley to connect units at the rear of the site to the public street. Also, provide sidewalk from the proposed open space to the proposed green area.~~ ADDRESSED
3. ~~Add a conditional note committing to trees at a specified interval along internal alleys.~~ Reduce distance between alley trees to 40' on center. ADDRESSED
4. ~~Remove SCM from setback.~~ ADDRESSED
5. ~~Ensure that potential garbage and recycling areas comply with Article 21 of the UDO.~~ ADDRESSED
6. ~~Specify the landscape yard standard to which Amenities, Streetscape, and Landscaping note 2.a will be planted.~~ ADDRESSED

Transportation

7. ~~Dimension but do not show the linework for the future back of curb location. Keep the existing curb line and label on site plan but remove the future curb linework. Show new driveway tie into existing curb. The sidewalk as shown is in correct location (based on future back of curb location).~~ ADDRESSED

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908