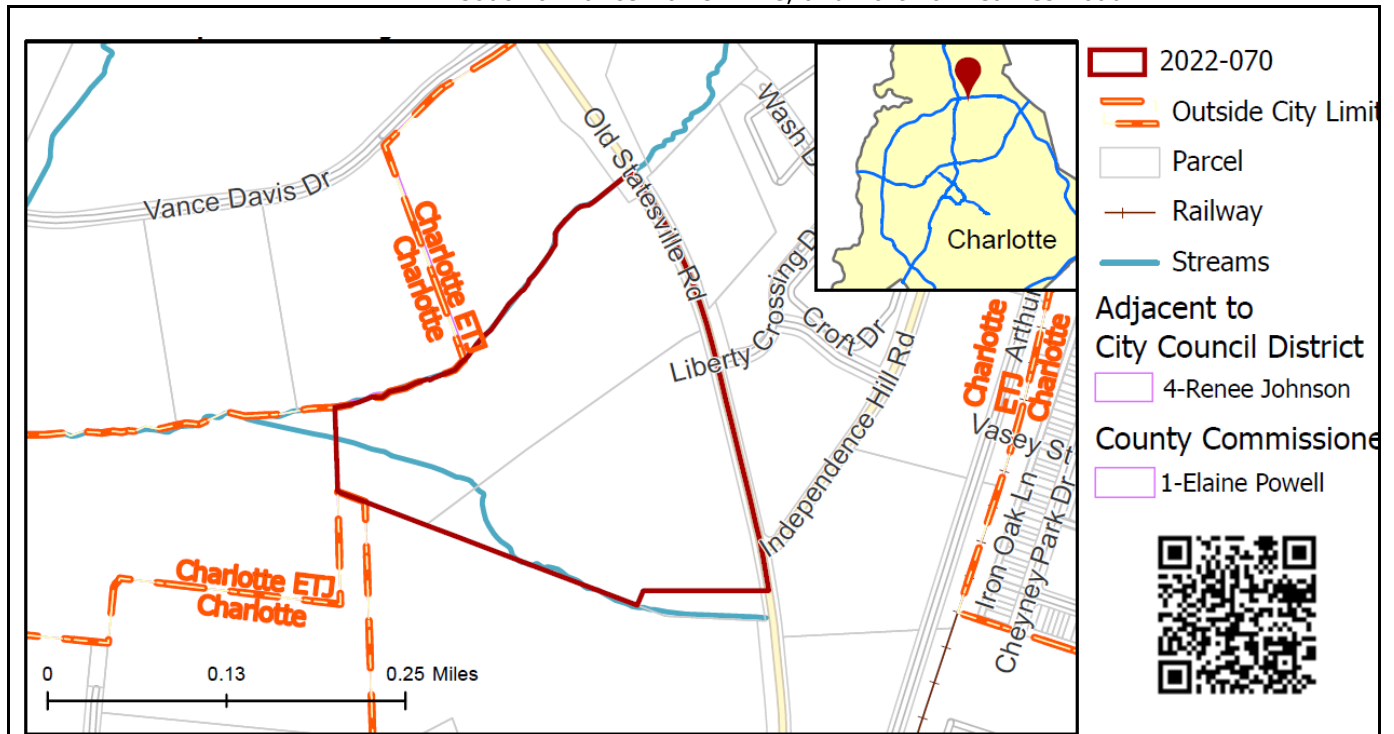




Current Zoning: BP (business park)
Proposed Zoning: MUDD-O (CD) (mixed use development, optional, conditional)

Approximately 31.41 located on the west side of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road.



The petition proposes a mixed-use development with up to of 30 single-family attached townhome style units and 360 multi-family apartment units, a maximum of 25,200 square feet non-residential uses and a maximum of 20,000 square feet of office uses along with any incidental and accessory uses on vacant land.

Silas W. Davis

Carter Acquisitions, LLC

Paul Pennell, Urban Design Partners

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

Staff recommends approval of this petition.

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

- The petition's proposed mix of uses including multi-family, retail, commercial, and office uses is consistent with what is envisioned for the Community Activity Center place type.

- The petition proposes streetscape and right-of-way improvements including a 12-foot multiuse path and 8-foot planting strip along Old Statesville Road.
- The petition also proposed new public street connections throughout the site that will also include 8-foot sidewalks and 8-foot planting strips.
- The petitioner commits to providing Mecklenburg County Parks and Recreation a 35-foot-wide easement for the construction and maintenance of a County Greenway.
- The petitioner commits to a 15,000 square foot amenity area on the site which may include but shall not be limited to the following uses: community clubhouse, community pool, a pocket park, hardscape patio areas, grills, fire pit, benches, and/or picnic tables.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

PLANNING STAFF REVIEW

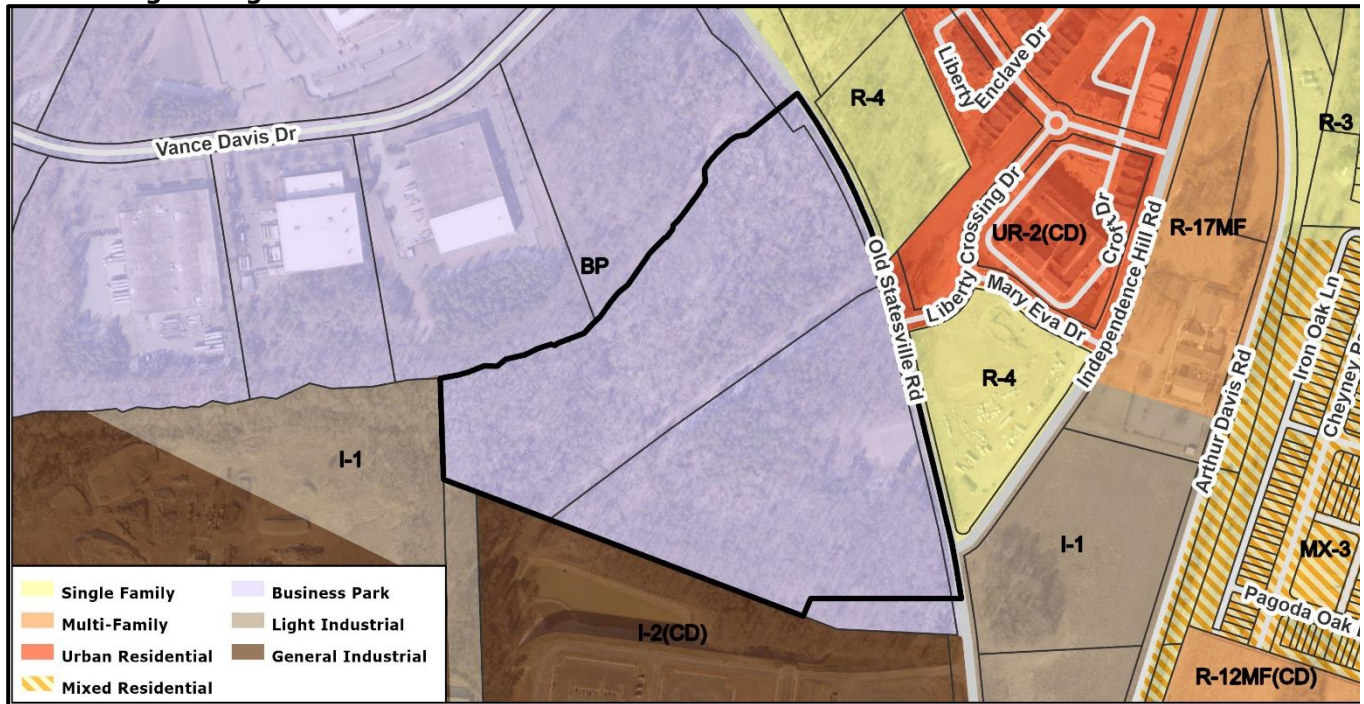
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 30 single-family attached townhome style units and 360 multi-family apartment units, a maximum of 25,200 square feet of non-residential uses and a maximum of 20,000 square feet of office uses.
- Requests an optional provision related to the north side of the proposed public road Liberty Crossing Drive Extension to allow vehicular parking and circulation between the public right-of-way and proposed buildings.
- Proposes streetscape and right-of-way improvements including a 12-foot multiuse path and 8-foot planting strip along Old Statesville Road.
- Petitioner shall construct the following off-site transportation improvements as resulting from the Traffic Impact Analysis.
- Old Statesville Road & I-485 Inner Ramps/Vance Davis Drive:
 - Construct a raised concrete island to channelize the existing northbound right turn lane.
 - Extend the westbound left-turn lane from 300 feet of storage to 450-feet of storage.
 - Extend the westbound right-turn lane from 300 feet of storage to 350-feet of storage.
 - Extend the northbound thru lane from 300 feet of storage to 450-feet of storage.
 - Extend the northbound right-turn lane from 300 feet of storage to 450-feet of storage.
- Old Statesville Road & independence Hill Road/Access "A":
 - Construct a Westbound channelized right turn lane on Independence Hill Road with 250-feet of storage.
- Old Statesville Road & Hucks Road:
 - Update signal phasing to include protected + overlap phasing for the westbound right turn.
 - Update signal phasing to include permitted + overlap phasing for the northbound right turn.
- Old Statesville Road & Croft Drive/Access "B":
 - One ingress lane and two egress lanes (an eastbound thru/left turn lane and a right turn lane with 150-feet of storage) on proposed Access "B".
 - Provide a minimum of 150 feet internal protected stem
 - Construct a northbound left turn lane with 250-feet of storage on Old Statesville Road.
 - Construct a southbound right turn lane with 150-feet of storage on Old Statesville Road.
 - Install a traffic signal as an interim improvement before the implementation of STIP U-5772, if approved by NCDOT.
- Old Statesville Road & Access "A":
 - One ingress lane and one egress lane on proposed Access "A".
 - Provide a minimum of 125-feet internal protected stem.
 - Construct a raised concrete median on Old Statesville Road, extending a minimum of 50-feet beyond either side of Access "A".
 - Construct a southbound right turn lane on Old Statesville Road with 150-feet of storage.
- Commits to providing Mecklenburg County Parks and Recreation a 35-foot-wide easement for the construction and maintenance of a County Greenway.
- Walkways shall be provided to connect all residential entrances to sidewalks along public streets.

- Commits to a 15,000 square foot amenity area on the site which may include but shall not be limited to the following uses: community clubhouse, community pool, a pocket park, hardscape patio areas, grills, fire pit, benches, and/or picnic tables.
- Commits to architectural standards including building materials.

• **Existing Zoning**



- The surrounding land uses include multifamily, distribution centers, office, and Alexandria Historic site.

Existing Zoning	Translated Zoning	Recommended Place Type
BP (business park)	OFC (office)	CAC (community activity center)



The subject site is denoted with a red star.



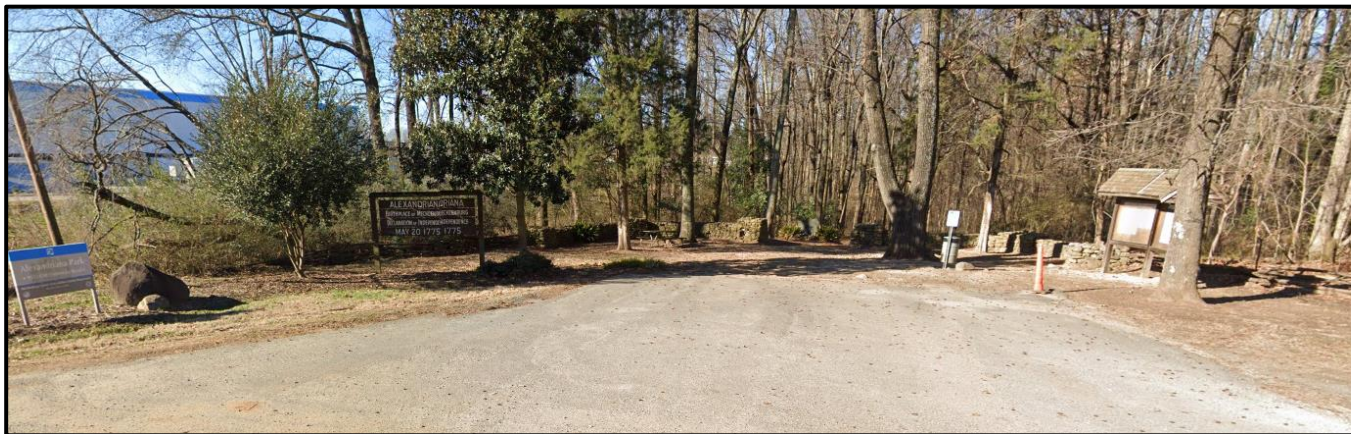
The property to the north along Vance Davis Drive is an office and distribution center.



The property to the south along Old Statesville Road is the Amazon distribution center.

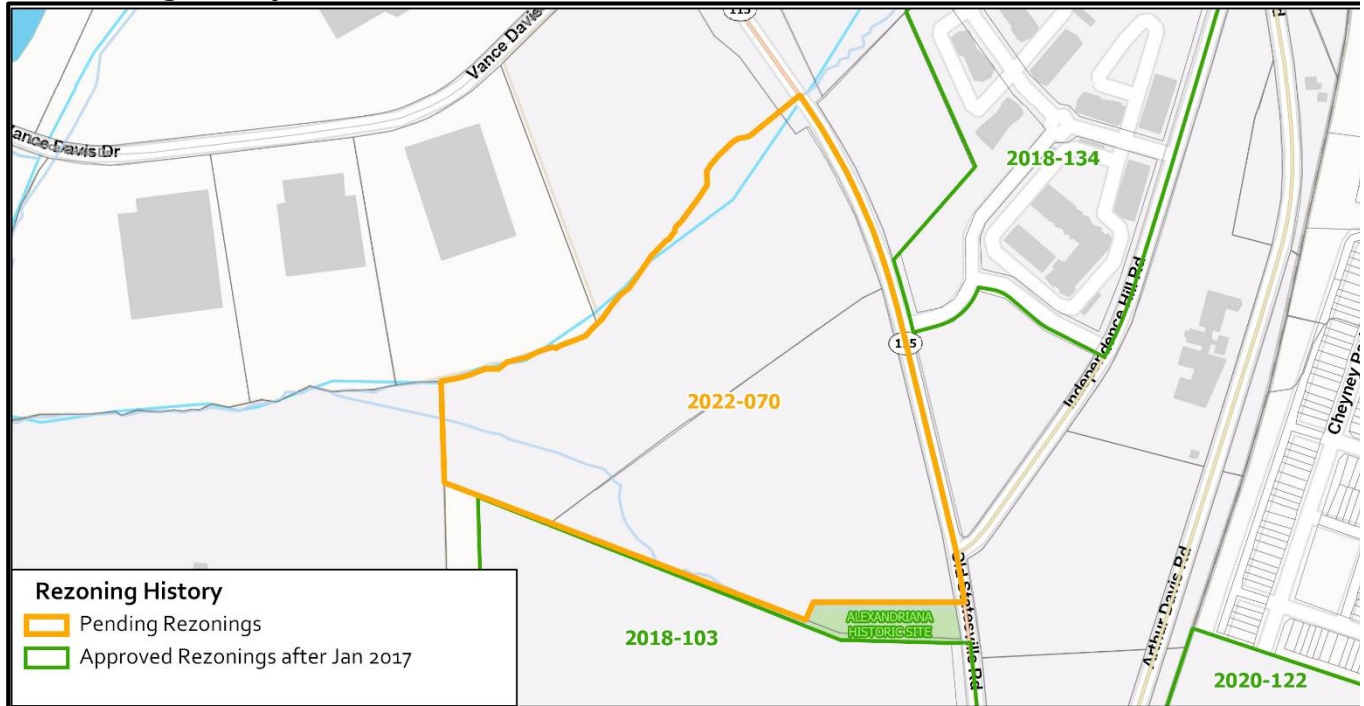


The property to the east along Independence Hill Road is developed with multifamily units.



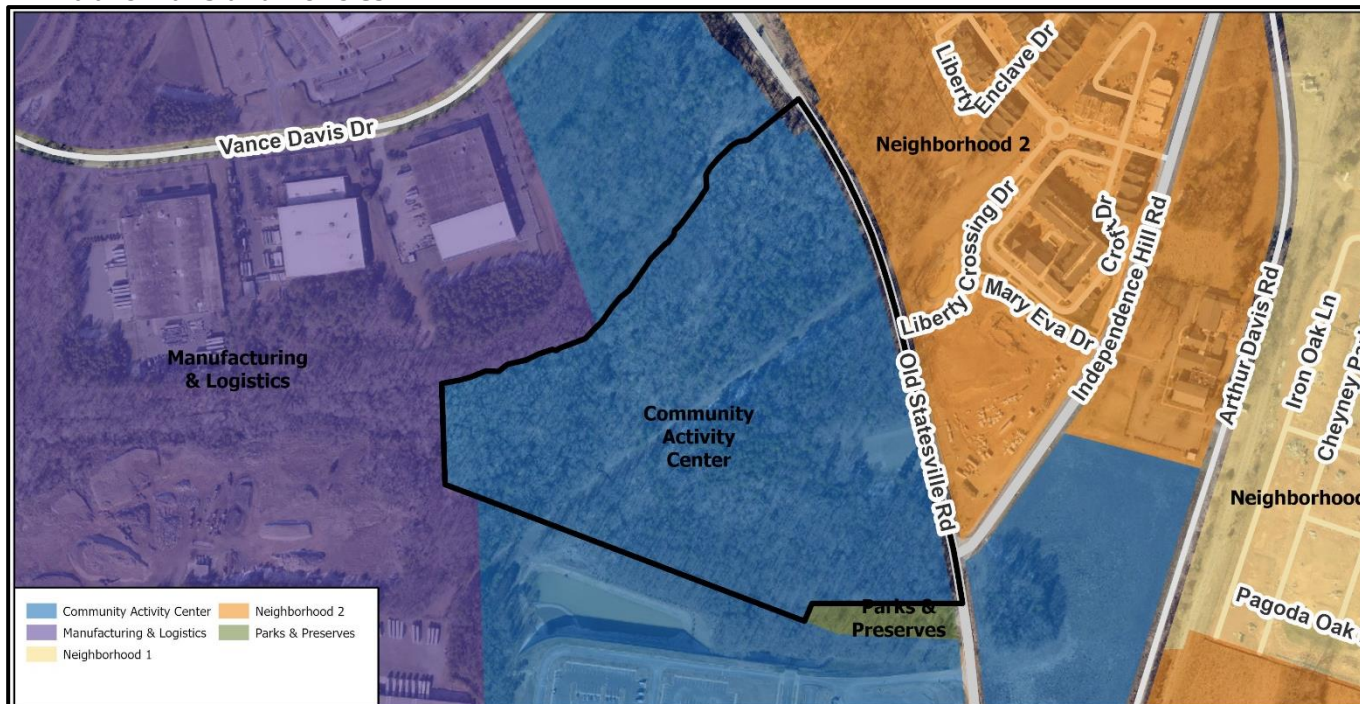
To the south along Old Statesville Road is the Alexandria Historic site.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-103	Rezoned 35.91 acres to allow Up to 550,000 square feet of warehousing, warehouse distribution, manufacturing, office, and industrial uses.	Approved
2018-134	Rezoned 20.03 acres to allow up to 335 multi-family residential units.	Approved
2020-122	Rezoned 50.03 acres allows up to 110 townhomes and up to 406 multi-family apartments.	Approved

- Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The petition is located on the west side of Old Statesville Road, a State-maintained major throughfare south of Vance Davis Drive, a City-maintained major collector. A Traffic Impact Study (TIS) is needed for this site. The TIS was approved by CDOT and NCDOT on January 31, 2023. All outstanding CDOT issues have been resolved.
- **Active Projects:**
 - STIP U-5772
 - The project will widen Old Statesville Road to four lanes from WT Harris Blvd to I-485. The project will also realign Independence Hill Drive with Old Statesville Road.
 - ROW for the project is in 2028 per the latest version of the DRAFT NCDOT STIP
- **Transportation Considerations**
 - ~~See Outstanding Issues, Note 1.~~ Addressed
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 3,904 trips per day (based on 300,000 square feet of office and 10,000 square feet of retail).
 - Proposed Zoning: 3,600 trips per day (based on 30 Multifamily (Low-Rise), 360 Multifamily, 20,000 square feet of general office, and 25,200 square feet of retail)

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-Mecklenburg Schools:** Development allowed with the existing zoning could generate zero students, while development allowed with the proposed zoning may produce 49 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 49 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Blythe Elementary from 99% to 101%.
 - J.M. Alexander Middle from 94% to 96%.
 - North Mecklenburg High from 110% to 111%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main located along Old Statesville Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located along the north of the parcel on Old Statesville Road. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **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:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~The site plan submittal from 2/13/2023 includes phasing of the offsite transportation improvements but the traffic study was not phased. If the intent is to phase the transportation improvements, then a revised traffic study will need to be provided. In addition, all offsite transportation improvements are to be completed prior to the Site's first certificate of occupancy.~~ Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225